

*“Cedar Rapids is a vibrant urban hometown –  
a beacon for people and businesses invested in building  
a greater community now and for the next generation.”*

## **NOTICE OF CITY COUNCIL MEETING**

The Cedar Rapids City Council will meet in Regular Session on Tuesday, July 22, 2014 at 4:00 p.m. in the Council Chambers, 3<sup>rd</sup> 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:
  - ❖ Proclamation – National Night Out (Police Chief Wayne Jerman)

## **PUBLIC HEARINGS**

1. A public hearing will be held to consider a change of zone for property at 614 1<sup>st</sup> Avenue NW from RMF-2, Multiple Family Residence Zone District to C-3, Regional Commercial Zone District as requested by Builders Plus and Gam Thi Nguyen (Vern Zakostelecky).
  - a. First Reading: Ordinance granting a change of zone for property at 614 1<sup>st</sup> Avenue NW from RMF-2, Multiple Family Residence Zone District to C-3, Regional Commercial Zone District as requested by Builders Plus and Gam Thi Nguyen. CIP/DID #RZNE-010697-2014
2. A public hearing will be held to consider the disposition of City-owned commercial property at 525 Valor Way SW (commonly known as Knutson Building) and inviting redevelopment proposals (**FLOOD**) (Thomas Smith). CIP/DID #OB1292698
3. A public hearing will be held to consider the disposition of City-owned property at the 400 Block of 1<sup>st</sup> Street SW bounded by 1<sup>st</sup> and 2<sup>nd</sup> Streets and 4<sup>th</sup> and 5<sup>th</sup> Avenues SW acquired through the Voluntary Acquisition Program for the property disposition process and inviting redevelopment proposals (**FLOOD**) (Thomas Smith). CIP/DID #OB1292699

4. A public hearing will be held to consider the vacation and disposition of public ways and grounds described as a .01 acre triangle of excess street right-of-way located along the southeasterly right-of-way line of 6<sup>th</sup> Avenue SW and between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street SW as requested by Kingston Village, LLC (Rita Rasmussen).
  - a. First and possible Second and Third readings: Ordinance vacating public ways and grounds in and to the property described as a .01 acre triangle of excess street right-of-way located along the southeasterly right-of-way line of 6<sup>th</sup> Avenue SW and between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street SW as requested by Kingston Village, LLC; CIP/DID #41-13-037
  - b. Resolution authorizing the disposition of the property described as a .01 acre triangle of excess street right-of-way located along the southeasterly right-of-way line of 6<sup>th</sup> Avenue SW and between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street SW as requested by Kingston Village, LLC. CIP/DID #41-13-037
  
5. A public hearing will be held to consider the vacation and disposition of public ways and grounds described as a 4-foot wide strip of excess street right-of-way located along the westerly right-of-way line of 1<sup>st</sup> Street SE between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue SE as requested by Cedar Real Estate Group III, LLC (Rita Rasmussen).
  - a. First Reading: Ordinance vacating public ways and grounds described as a 4-foot wide strip of excess street right-of-way located along the westerly right-of-way line of 1<sup>st</sup> Street SE between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue SE as requested by Cedar Real Estate Group III, LLC. CIP/DID #ROWV-010693-2014
  
6. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the FY 2015 Drain Tile Program project (estimated cost is \$140,000) (Dave Wallace).
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the FY 2015 Drain Tile Program project. CIP/DID #304998-04
  
7. A public hearing will be held to consider the Resolution of Necessity (Proposed) for the Alley between F Avenue and G Avenue NW from 9<sup>th</sup> Street to 8<sup>th</sup> Street Portland Cement Concrete Pavement project (Doug Wilson).
  - a. Resolution with respect to the adoption of the Resolution of Necessity (Proposed) for the Alley between F Avenue and G Avenue NW from 9<sup>th</sup> Street to 8<sup>th</sup> Street Portland Cement Concrete Pavement project; CIP/DID #3012104-00
  - b. Resolution directing preparation of detailed plans, specifications, form of contract and notice to bidders for the Alley between F Avenue and G Avenue NW from 9<sup>th</sup> Street to 8<sup>th</sup> Street Portland Cement Concrete Pavement project. CIP/DID #3012104-00

## **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. They will be approved by one motion without separate discussion unless Council requests an item be removed to be considered separately.**

8. Motion to approve minutes.
9. Motion setting public hearing date for August 26, 2014 to consider a request by Kenworth of Cedar Rapids for an Urban Revitalization Area designation for new construction to be located near Kenworth Court SW. CIP/DID #OB1294795
10. Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for August 12, 2014, and advertising for bids by publishing notice to bidders for the Cottage Grove Parkway SE Flood Risk Reduction Berm project and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on August 13, 2014 (estimated cost is \$880,000). CIP/DID #304224-06
11. Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for August 12, 2014 and advertising for bids by publishing notice to bidders for the 3<sup>rd</sup> Avenue SW Pavement Rehabilitation Improvements from 10<sup>th</sup> Street to 6<sup>th</sup> Street project and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on August 13, 2014 (estimated cost is \$220,000) (**Paving for Progress**). CIP/DID #3012082-02
12. Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for August 12, 2014 and advertising for bids by publishing notice to bidders for the 11<sup>th</sup> Avenue SE Roadway Rehabilitation Improvements from 3<sup>rd</sup> Street to 4<sup>th</sup> Street project and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on August 6, 2014 (estimated cost is \$200,000) (**Paving for Progress**). CIP/DID #3012110-02
13. Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for August 12, 2014 and advertising for bids by publishing notice to bidders for the Coe Road NE Pavement Rehabilitation Improvements from A Avenue to Center Point Road project and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on August 20, 2014 (estimated cost is \$610,000) (**Paving for Progress**). CIP/DID #3012087-02
14. Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for August 12, 2014 and advertising for bids by publishing notice to bidders for the SE Quadrant Sanitary Sewer Improvements – Phase 2, Package 1 project and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on August 6, 2014 (estimated cost is \$225,000) (**FLOOD**). CIP/DID #SSD104-05

15. Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for August 12, 2014 and advertising for bids by publishing notice to bidders for the 16<sup>th</sup> Avenue SW (400-Ft East of 23<sup>rd</sup> Street SW to Williams Blvd SW) Water Main Rehabilitation project and authorizing the Utilities Director, or designee, to receive and open bids and publicly announce the results on August 20, 2014 (estimated cost is \$658,000). CIP/DID #2011061-02
16. Motion assessing a \$500 civil penalty for violation of State Code regarding the sale of alcohol to minors against: CIP/DID #OB1294607
  - a. Dollar General Store #10774, 266 Blairs Ferry Road NE;
  - b. Guppy's on the Go, 235 Edgewood Road NW;
  - c. JW's Pub & Grub, 58 Miller Avenue SW.
17. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
  - a. Applebee's Neighborhood Grill & Bar – Collins, 303 Collins Road NE;
  - b. BP On 1<sup>st</sup>, 2824 1<sup>st</sup> Avenue NE;
  - c. Bruce more Museum Store, 2160 Linden Drive SE;
  - d. Canutillo Lindo Mexican Bar & Grill, 2210 Edgewood Road SW;
  - e. Casey's General Store #2767, 3434 1<sup>st</sup> Avenue NE;
  - f. Cedar Rapids Ball Club, 950 Rockford Road SW (outdoor service for an event on August 23-24, 2014);
  - g. Cedar Rapids Ice Arena, 1100 Rockford Road SW (new);
  - h. Cedar Rapids Jaycees, 225 5<sup>th</sup> Avenue SW (5-day permit for an event at 475 1<sup>st</sup> Street SW (McGrath Amphitheatre Cedar Rapids), for an event on August 1, 2014);
  - i. Cedar Rapids Jaycees, 225 5<sup>th</sup> Avenue SW (5-day permit for an event at 475 1<sup>st</sup> Street SW (McGrath Amphitheatre Cedar Rapids), for an event on August 8, 2014);
  - j. Cedar Rapids Jaycees, 225 5<sup>th</sup> Avenue SW (5-day permit for an event at 475 1<sup>st</sup> Street SW (McGrath Amphitheatre Cedar Rapids), for an event on August 15, 2014);
  - k. Cenex Gas Station, 502 E Avenue NW;
  - l. Chrome Horse Slop House & Saloon, 1202 3<sup>rd</sup> Street SE (outdoor service for an event on August 1-2, 2014);
  - m. Chrome Horse Slop House & Saloon, 1202 3<sup>rd</sup> Street SE (outdoor service for an event on August 14-16, 2014);
  - n. Eagle Street Underground, 208 2<sup>nd</sup> Avenue SE (new-formerly The Vault);
  - o. Ellis Park Softball Complex, 2000 Ellis Boulevard NW (transfer to 1400 Seminole Valley Road NE for an event on August 8, 2014);
  - p. Gilligan's, 912 1<sup>st</sup> Avenue NW;
  - q. Hy-Vee C-Store #3, 2300 Bowling Street SW;
  - r. La Cantina Bar & Grill, 102 2<sup>nd</sup> Street SE;
  - s. McGrath Amphitheatre Cedar Rapids, 475 1<sup>st</sup> Street SW (5-day permit for an event on August 2-5, 2014);
  - t. McGrath Amphitheatre Cedar Rapids, 475 1<sup>st</sup> Street SW (5-day permit for an event on August 16-20, 2014);
  - u. Paddy O'Rourke's, 608 16<sup>th</sup> Street NE;
  - v. Play Station, 200 Collins Road NE (new-new ownership);
  - w. Point Liquor & Tobacco, 4107 Center Point Road NE (new- new ownership);
  - x. R & R Corner Bar, 700 E Avenue NW;

- y. Rumors, 400 F Avenue NW (outdoor service for an event on August 8-10, 2014);
- z. Siamville Thai Cuisine, 3635 1<sup>st</sup> Avenue SE;
- aa. Starlite Room, 3300 1<sup>st</sup> Avenue NE (new-new ownership);
- bb. Taj Mahal Cuisine of India, 3939 Center Point Road NE;
- cc. Uptown Liquor & Tobacco, 2000 Wiley Boulevard SW;
- dd. Vineria Wine Shop, 264 Blairs Ferry Road NE;
- ee. Wal-Mart #1528, 2645 Blairs Ferry Road NE.

18. Resolutions (2) approving payment of bills and payroll. CIP/DID #OB1143566

19. Resolutions appointing, reappointing and thanking the following individuals:

- a. Appointing Adam Wright (effective through June 30, 2017) to the Cedar Rapids ADA Advisory Committee; CIP/DID #OB775389
- b. Appointing Dan Thies (effective through June 30, 2015) to the Airport Commission; CIP/DID #OB541939
- c. Reappointing Leland Freie (effective through June 30, 2015) to the Grants and Programs Citizens Advisory Committee; CIP/DID #OB534302
- d. Vote of thanks to Joshua Moore, Gary Skogman, Allan Thoms and Carlos Vega for serving on the Enterprise Zone Commission. CIP/DID #OB85402

20. Resolution amending Resolution No. 0807-06-14 which appointed and reappointed members to the Cedar Rapids Storm Water Commission to correct the expiration date of Linda Seger to June 30, 2015. CIP/DID #OB566514

21. Resolution approving the special event applications for:

- a. NewBo City Market “NewBo Arts Festival” event (includes road closures) on August 31, 2014; CIP/DID #SPEC-022358-2014
- b. Mercy Medical Center and General Mills “Especially for You Race Against Breast Cancer” events (includes road closures) on October 5, 2014. CIP/DID #SPEC-020613-2014

22. Resolutions approving assessment actions:

- a. Intent to assess – Solid Waste & Recycling – clean-up costs – three properties; CIP/DID #OB1294619
- b. Levy assessment – Solid Waste & Recycling – clean-up costs – one property; CIP/DID #OB1241410
- c. Levy assessment – housing nuisance abatement charges – seven properties; CIP/DID #OB1294651
- d. Levy assessment for delinquent weed mowing charges – 17 properties; CIP/DID #OB1294653
- e. Intent to assess – Utilities – Water Division – delinquent municipal utility bills – 24 properties; CIP/DID #OB1294632
- f. Levy assessment – Utilities – Water Division – delinquent municipal utility bills – 12 properties. CIP/DID #OB1241416

23. Resolutions authorizing execution of Development Agreements and Special Warranty Deeds for City-owned property participating in the fourth round of the Single Family New Construction Program (**FLOOD**). CIP/DID #OB540257
  - a. Cedar Valley Habitat for Humanity, Inc. for property at 324 7<sup>th</sup> Street SW;
  - b. Neighborhood Development Corporation of Cedar Rapids, Inc. for property at 518 B Avenue NW.
24. Resolutions accepting various subdivision improvements, approving Maintenance Bonds and/or authorizing reimbursements:
  - a. Water system improvements installed in Stoney Point 24<sup>th</sup> Addition and 2-Year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$68,165; CIP/DID #2013048-01
  - b. Water system improvements installed in Hawks Point 5<sup>th</sup> Addition and 2-Year Maintenance Bond submitted by Borst Brothers Construction, Inc. in the amount of \$35,226. CIP/DID #2014049-01
25. Resolution accepting project, approving Performance Bond and authorizing issuance of final payment in the amount of \$98,233.95 to Garling Construction, Inc. for the Cedar Rapids Fire Station No. 3 project (final contract amount is \$1,964,679). CIP/DID #308141-20
26. Resolution fixing value of lots for the construction of the 2015 Sidewalk Infill project. CIP/DID #3012074-00
27. Resolution amending the policy for City participation in projects seeking funding through the Low Income Housing Tax Credit (LIHTC) Program. CIP/DID #OB654103
28. Resolution authorizing execution of an Offer to Buy Real Estate and Acceptance and Addendum to the Offer to Buy Real Estate and Acceptance in the amount of \$249,000 and accepting a Warranty Deed from the Cedar Rapids Development Group, LLC for land located at 116, 118 and 128 2<sup>nd</sup> Avenue SW, and 115 and 117 2<sup>nd</sup> Street SW. CIP/DID #4914039-00
29. Resolution authorizing execution of an Offer to Buy Real Estate and Acceptance and Addendum to the Offer to Buy Real Estate and Acceptance in the amount of \$166,000 and accepting a warranty deed from the Cedar Rapids Development Group, LLC for land located at 201 1<sup>st</sup> Avenue SW. CIP/DID #4914039-00
30. Resolution authorizing City Council to approve Fiscal Year 2015 Hotel Motel application allocations and primary allocations in the amount of \$3,144,621. CIP/DID #OB1294649
31. Resolutions approving actions regarding Purchases/Contracts/Agreements:
  - a. Amendment No. 1 to the Development Agreement with Rowell Hardware Development, LLC (**FLOOD**); CIP/DID #OB803706
  - b. Amendment No. 3 to the Contract for Process Systems Services with BG Brecke, Inc. for additional repairs and services for the Water Pollution Control Facility for an amount not to exceed \$10,000 (original contract amount was \$100,000; total contract amount with this amendment is \$232,000); CIP/DID #0313-221
  - c. Amendment No. 4 to renew Contract for Centrifuge System Maintenance and Repair Services with Alfa Laval Ashbrook Simon-Hartley, Inc. for the Water Pollution Control Facility for an estimated annual amount of \$30,000 (original contract amount was \$80,000; renewal contract amount is \$30,000); CIP/DID #0410-251

- d. Amendment No. 2 to renew Contract for Incinerator Maintenance Services with Industrial Furnace Company for the Water Pollution Control Facility for an estimated two-year amount of \$100,000 (original contract amount was \$50,000 annually; two-year renewal contract amount is \$100,000); CIP/DID #0410-256
- e. Amendment No. 1 to the Professional Services Agreement with Shoemaker & Haaland Professional Engineers for an amount not to exceed \$18,080 for additional design services not included in the original scope of services for the SW Quad, Phase 1 - Water Main Replacement project (original contract amount was \$59,408; total contract amount with this amendment is \$77,488); CIP/DID #2011020-01
- f. Amending Resolution No. 1015-12-08 with Harris Yamaha Motor Golf Cars to correct the contract amount to \$587,189.52 and authorizing execution of Amendment No. 1 with Harris Yamaha Motor Golf Cars in the amount of \$6,348 for six additional cars at Twin Pines Golf Course during the 2013 and 2014 seasons (original contract amount was \$587,189.52; total contract amount with this amendment is \$593,537.52); CIP/DID #OB405843
- g. Change Order No. 17 in the amount of \$30,194 with Rinderknecht Associates, Inc. for the Veterans Memorial Phase I project (original contract amount was \$5,540,000; total contract amount with this amendment is \$6,250,018) (**FLOOD**); CIP/DID #VME001-03
- h. Change Order Nos. 16 and 17, for a total amount of \$242,292, plus an additional 31 calendar days, with Rinderknecht Associates, Inc. for the Veterans Memorial Phase II project (original contract amount was \$4,687,000; total contract amount with this amendment is \$5,431,023) (**FLOOD**); CIP/DID #VME001-04
- i. Fire Department purchase of two cardiac monitors from ZOLL Medical Corporation in the amount of \$31,076; CIP/DID #OB1294625
- j. Fire Department purchase of five Thermal Imaging Cameras from Danko Emergency Equipment in the amount of \$44,750; CIP/DID #0714-001
- k. Parks and Recreation Department-Golf and Recreation Operations purchase of wholesale beer and related products from Fleck Sales Company and 7G Distributing, LLC in the amount of \$109,500 for Fiscal Year 2015 concession sales; CIP/DID #OB1294627
- l. Fleet Services Division purchase of one 2013 John Deere 6125M Cab Tractor from P&K Midwest, Inc. for use by Public Works Department – Streets Maintenance Division, in the amount of \$85,134.02; CIP/DID #4425
- m. Fleet Services Division purchase of a 2014 Bobcat T770 Compact Track Loader and attachments from Clark Equipment Company, dba Bobcat of Cedar Rapids, for use by the Public Works Department – Streets Maintenance Division in the amount of \$92,179.54; CIP/DID #4425
- n. Parks & Recreation Department purchase of tables and chairs for Ushers Ferry Lodge from Trident Furniture Group in the amount of \$31,749.30 (**FLOOD**); CIP/DID #0614-221
- o. Contract for LED Streetlight Fixtures with WESCO Distribution for the Traffic Engineering Division for an amount not to exceed \$25,000; CIP/DID #0414-171
- p. Contract for Wireless Sanitary Sewer Flow Meters with ADS, LLC for the Water Pollution Control Facility for an amount not to exceed \$36,180; CIP/DID #0314-153
- q. Contract for Design Services-Greene Square project with OPN Architects, Inc. for the Parks and Recreation Department for an amount not to exceed \$130,000; CIP/DID #0514-195
- r. Contract for Urgent Care for Work Related Injuries with UnityPoint Clinic for the Human Resources Department for an estimated annual amount not to exceed \$30,000; CIP/DID #0714-005
- s. Professional Services Agreement with Shoemaker & Haaland Professional Engineers for an amount not to exceed \$33,471 for professional services in connection with the Ambroz Recreation Center Retaining Wall Repair project; CIP/DID #311180-01

- t. Rejecting bids for the Crimson Drive NE at C Avenue NE Sanitary Sewer Point Repair project; CIP/DID #655956-01
- u. Cooperative Right of Way Agreement with the Iowa Department of Transportation (IDOT) for reimbursement of eligible right of way costs in connection with the Collins Road (IA 100) from East of Northland Avenue NE to Twixt Town Road NE project; CIP/DID #301446-00
- v. Corrective Quit Claim Deed from the City of Cedar Rapids to James J. and Susan C. Novak for the real property located at 56 16<sup>th</sup> Avenue SW; CIP/DID #3302500004
- w. Utilities Department – Laboratory Division purchase of a LachatQuikChem® 8500 Series 2 Flow Injection Analysis System and ASX-260 Auto Sampler in the amount of \$34,080.30 from LeGros Scientific (**sole source**); CIP/DID #OB1294641
- x. Special Warranty Deeds with Kingston Village, LLC for disposition of City-owned properties at 600 2<sup>nd</sup> Street SW, 517 3<sup>rd</sup> Street SW, 202 6<sup>th</sup> Avenue SW, 208 6<sup>th</sup> Avenue SW, and 216 6<sup>th</sup> Avenue SW; CIP/DID #OB973225
- y. Development Agreement with Commonwealth Senior Apartments, LP for the redevelopment of property at 1400 2<sup>nd</sup> Avenue SE; CIP/DID #OB959319
- z. Development Agreement with Green Development Sokol, LLC for the redevelopment of the Sokol Gymnasium property at 417 3<sup>rd</sup> Street SE. CIP/DID #OB1098267

## REGULAR AGENDA

### 32. Presentation and discussion regarding infrastructure policies (Rob Davis):

- a. Resolution adopting a Complete Streets Policy; CIP/DID #49-14-033
- b. Resolution adopting a Sidewalk Master Plan; CIP/DID #301898-02
- c. Resolution adopting Complete Streets Design Standards within the Cedar Rapids Metropolitan Area Engineering Design Standard Manual; CIP/DID #49-14-033
- d. Resolution adopting the New Sidewalk Construction Special Assessment Policy; CIP/DID #49-14-033
- e. Resolution adopting the Sidewalk Repair and Reimbursement Policy. CIP/DID #49-14-033

### 33. Report on bids for the Glass Road NE Roadway Rehabilitation Improvements from Edgewood Road to Wenig Road project (estimated cost is \$1,800,000) (Doug Wilson). CIP/DID #3012086-02

### 34. Report on bids for the Wiley Boulevard SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW and Edgewood Road SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW Pavement Rehabilitation Improvements project (Doug Wilson).

- a. Resolution awarding and approving contract in the amount of \$1,712,021.51 plus incentive up to \$66,000, bond and insurance of Iowa Erosion Control, Inc. for the Edgewood Road SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW Pavement Rehabilitation Improvements project (**Paving for Progress**). CIP/DID #3012084-02

35. Report on bids for the Diagonal Drive SW Improvements from Interstate 380 to West 8<sup>th</sup> Avenue Bridge Approach project (Doug Wilson).
  - a. Resolution awarding and approving contract in the amount of \$1,653,989.97 plus incentive up to \$58,000, bond and insurance of Iowa Erosion Control, Inc. for the Diagonal Drive SW Improvements from Interstate 380 to West 8<sup>th</sup> Avenue Bridge Approach project (**Paving for Progress**). CIP/DID #3012038-02
36. Report on bids for the Environmental Remediation and Demolition Services for Flood Damaged Structures and Parcels (John Riggs).
  - a. Resolution awarding and approving contract for an amount not to exceed \$524,915, bond and insurance of D.W. Zinser Company for the Environmental Remediation and Demolition Services for Flood Damaged Structures and Parcels project (estimated cost is \$940,000) (**FLOOD**). CIP/DID #0514-199

## ORDINANCES

### **(Third Reading)**

37. Ordinance granting a change of zone for property at 1023 and 1027 6<sup>th</sup> Street SE from R-TN, Traditional Neighborhood Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Sky's Edge Development, L.C. CIP/DID #RZNE-008869-2014

### **(Second and possible Third Readings)**

38. Ordinance amending Ordinance No. 70-96 and granting collection of tax increment within the River Ridge North Urban Renewal Area per Amendment No. 1. CIP/DID #OB1214405
39. Ordinance amending Ordinance No. 040-06 and granting collection of tax increment within the Rockwell Collins Urban Renewal Area per Amendment No. 1. CIP/DID #OB170214
40. Ordinance amending Ordinance No. 50-99 and granting collection of tax increment within the Village Urban Renewal Area per Amendment No. 1. CIP/DID #OB1214407
41. Ordinance amending Ordinance No. 053-11 and granting collection of tax increment within the Amended and Restated Southwest Urban Renewal Area per Amendment No. 2 and Amendment No. 3. CIP/DID #OB669673

### **(First and possible Second and Third Readings)**

42. Ordinance establishing the Northwest Flood Mitigation Overlay District Study Area and a temporary moratorium on building and development activities. CIP/DID #OB1294914

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



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Development Services

**Presenter at meeting:** Joe Mailander

**Phone Number/Ext:** 319 286-5822

**Email:** [j.mailander@cedar-rapids.org](mailto:j.mailander@cedar-rapids.org)

**Alternate Contact Person:** Vern Zakostecky

**Phone Number/Ext:** 319 286-5043

**Email:** [v.zakostecky@cedar-rapids.org](mailto:v.zakostecky@cedar-rapids.org)

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

A public hearing will be held to consider a change of zone for property at 614 1<sup>st</sup> Avenue NW from RMF-2, Multiple Family Residence Zone District to C-3, Regional Commercial Zone District as requested by Builders Plus and Gam Thi Nguyen. CIP/DID #RZNE-010697-2014

### **Background:**

The request for rezoning of this property was reviewed by the City Planning Commission on June 19, 2014 and the Commission recommended approval unanimously on a 7 to 0 vote.

The applicant is applying for a Rezoning from RMF-2, Residential Multi-Family to C-3, Regional Commercial. The applicant has purchased a home with an attached store front. The store was previously operated in the RMF-2 District but was vacated for over a year and lost the non-conforming use status. This request along with an associated conditional use request would allow the owner to live on-site and operate a business from the existing store front.

### **Application Process/Next Steps:**

<b>Actions</b>	<b>Comments</b>
City staff review	<ul style="list-style-type: none"> <li>City staff reviewed the application and recommended revisions, which were made.</li> </ul>
City Planning Commission review	<ul style="list-style-type: none"> <li>The City Planning Commission reviewed the application on June, 2014 and recommended approval a 7 to 0 vote. A portion of the minutes are included as Attachment A.</li> <li>There were objectors and this is a flood related item.</li> </ul>
City Council consideration	<ul style="list-style-type: none"> <li>A Public Hearing and First Reading of the Ordinance will be held on July 22, 2014 to allow for public input.</li> <li>Two additional readings of the Ordinance by City Council are required by State law before approval of the rezoning is final.</li> <li>Approval of the rezoning will be subject to the conditions stated in the Ordinance.</li> </ul>

**Action / Recommendation:**

City staff recommends holding the public hearing 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):**



**MINUTES**  
**CITY PLANNING COMMISSION REGULAR MEETING,**  
**Thursday, June 19, 2014 @ 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  
Allan Thoms  
Kim King

Member Absent: Virginia Wilts

DSD Staff: Vern Zakostelecky, Planner  
Dave Houg, Plats & Zoning Conditions Coordinator

CD Staff: Seth Gunnerson, Planner  
Jeff Hintz, Planner  
Kirsty Sanchez, 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 seven (7) Commissioners present.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the May 29, 2014 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.

**Case Name:** 614 1<sup>st</sup> Avenue NW (Rezoning and Conditional Use)

- a) Consideration of a Rezoning from RMF-2, Multiple Family Residence Zone District to C-3, Regional Commercial Zone District as requested by Builders Plus (Applicant) and Gam Thi Nguyen (Titleholder).

**Case No. RZNE-010697-2014 Case Manager: Joe Mailander**

- b) Consideration of a Conditional Use for residential use on the ground floor in a C-3, Regional Commercial Zone District as requested by Builders Plus (Applicant) and Gam Thi Nguyen (Titleholder).

**Case No: COND-010698-2014 Case Manager: Joe Mailander**

Mr. Zakostecky presented a zoning map showing that it was from Multiple Family Residence to Regional Commercial. Some of the property in this area is zoned residential/commercial. The building is under 2000 square feet in size. Rear parking for 8 is available. Mr. Zakostecky showed elevation, aerial photo and general information. Mr. Zakostecky stated that this was also a request for a Conditional Use for residential use on the ground floor.

Commissioner Overland called for questions of Mr. Zakostecky. No questions were presented.

Commissioner Overland called for a representative of the applicant.

James Payne, 1908 Iowa Street, Davenport, Iowa and Nadeem Abghel, (No address listed)

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Knox-Seymour stated she was concerned about the business being a tobacco shop. Mr. Abghel stated that it would be a legal tobacco shop.

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. Commissioner Knox-Seymour made a motion to approve the Rezoning from RMF-2, Multiple Family Zone District to C-3, Regional Commercial Zone District. Commissioner King seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

Commissioner Overland called for a motion. Commissioner Thoms made a motion to approve the Conditional Use for residential use on the ground floor in a C-3, Regional Commercial Zone District. Commissioner Halverson seconded the motion.

The meeting was adjourned at 3:40 PM

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development

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;

Cooper's 1<sup>st</sup> Addition, Block 4, Lot 25, to Cedar Rapids, Linn County, IA.

and located at 614 1st Avenue NW, now zoned RMF-2, Multiple Family Residence 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 occupancy, appropriate permits, inspections, and approvals are obtained.
2. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District or a variance be obtained.
3. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
4. Handicapped parking shall be provided per applicable provisions of the State Code and the Americans with Disabilities Act.
5. That approval of this site development plan is subject to the Conditional Use review process and that no Certificate of Occupancy shall be issued for a ground floor dwelling unit until such use is approved by the Board of Adjustment.

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 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Thomas Smith

**Phone Number/Ext:** 319 286-5161

**Email:** [t.smith@cedar-rapids.org](mailto:t.smith@cedar-rapids.org)

**Alternate Contact Person:** Caleb Mason

**Phone Number/Ext:** 319 286-5188

**Email:** [c.mason@cedar-rapids.org](mailto:c.mason@cedar-rapids.org)

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

A public hearing will be held to consider the disposition of City-owned commercial property at 525 Valor Way SW (commonly known as Knutson Building) and inviting redevelopment proposals (**FLOOD**). CIP/DID #OB1292698

### **Background:**

The Development Committee has recommended initiating the Request for Proposal (RFP) process for 525 Valor Way SW, commonly called the Knutson Building. The structure is one of the oldest remaining commercial structures on Cedar Rapids' west side, dating to 1885. In February 2013, staff previewed the disposition process with the Development Committee indicating that options related to flood mitigation and historic preservation needed to be explored.

On April 10, 2014, City staff reviewed options for the disposition of the structure with the City's Historic Preservation Commission, including raising the structure up to 14 feet in order to integrate it into the City's flood protection system. Also, the relocation of the structure up to 100 yards from its present location may be completed in a way that retains the historic character of the building and maintains eligibility for historic tax credits. The Historic Preservation Commission indicated that any option which saved the structure was a viable alternative worth seeking. In June 2014, Development Committee reviewed the proposed disposition process and recommended moving forward to City Council for a public hearing.

The property was purchased by the City with non-federal funds which means there are no federal/state deed restrictions and repayment of the sale proceeds is not necessary. This structure and the parcel on which it sits are located immediately adjacent to the Cedar River and bordered by the City's new amphitheater, the Police Station, the County-owned Mott Building and the City's festival grounds event space. As previously stated, due to the property's proximity to the Cedar River, maintaining the existing structure will be contingent on integrating the building with flood protection infrastructure or relocating it to a different site.

In addition, the property is located within the Kingston Village Overlay District. Any architectural modifications or additions to the structure would require a review by the Kingston Village Design Review Technical Advisory Committee.

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

1. Demonstrated capacity and experience of the development team
2. Marketing plan for proposed project
3. Financial feasibility
  - a. Financial capacity of the developer/owner
  - b. Documentation from a lending institution of their understanding of the project and partnership in the project
4. Proposed integration with the City's flood management system, or relocation of the structure outside of the flood management system construction area
5. Consistency with the Kingston Village Overlay District requirements
6. Community benefits offered by the development
7. Master plan for the site:
  - a. Preservation of the structure's historic integrity
  - b. Sustainable building and development practices
  - c. Site design that promotes pedestrian activity and minimizes auto-orientation
8. Timeline for development and build-out
9. Offer price

The following is the timeline for the next steps:

July 22, 2014	Public hearing on disposition and inviting proposals
July 25, 2014	Informational meeting
September 30, 2014	Proposal deadline
October 3, 2014	Stakeholder panel review
October 14, 2014	City Council consideration of proposals

**Action / Recommendation:**

City staff recommends holding 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 June 30, 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:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at Meeting:** Seth Gunnerson **Phone:** 319 286-5129  
**Email:** [s.gunnerson@cedar-rapids.org](mailto:s.gunnerson@cedar-rapids.org)

**Alternate Contact Person:** Jennifer Pratt **Phone:** 319 286-5047  
**Email:** [j.pratt@cedar-rapids.org](mailto:j.pratt@cedar-rapids.org)

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

A public hearing will be held to consider the disposition of City-owned property at the 400 Block of 1<sup>st</sup> Street SW bounded by 1<sup>st</sup> and 2<sup>nd</sup> Streets and 4<sup>th</sup> and 5<sup>th</sup> Avenues SW acquired through the Voluntary Acquisition Program for the property disposition process and inviting redevelopment proposals (**FLOOD**). CIP/DID #OB1292699

### **Background:**

The Development Committee is recommending to initiate the Request for Proposal (RFP) process for City owned property along the 400 block of 1<sup>st</sup> Street SW. The area, which is shown on the attached Location Map, comprises the easterly half of the block bounded by 1<sup>st</sup> and 2<sup>nd</sup> Streets SW and 4<sup>th</sup> and 5<sup>th</sup> Avenues SW. The City has received formal interest in redeveloping the site.

The property contains 10 parcels which the City has acquired through the Voluntary Acquisition Program since 2008. The location is adjacent to the recently opened McGrath Amphitheatre and the Kingston Commons project which includes condominium apartments, retail, office, and the recently restored Louis Sullivan Bank. Combined, the site comprises 42,000 sq ft or approximately 0.96 acres. The Kingston Village Plan, adopted by Council in June of 2013, calls for commercial mixed use along this block, with building heights of 3-5+ stories.

In 2013 City Council authorized disposition of property in the western half of the block for the Kingston Commons project. At the time of the agreement, the developer for the Kingston Commons project agreed to consider the potential future redevelopment of the entire block. Proposals will need to identify any arrangement made for the redevelopment of the entire block.

Because of the size of the site and location of the property within the emerging Kingston Village district, the RFP will emphasize to proposers the need to develop a proposal which develops entire site, phasing development as necessary. At the June 30<sup>th</sup> Development Committee Meeting staff was instructed to also emphasis the importance of maintaining an active street along 1<sup>st</sup> St. SW with retail or other similar uses. Proposals are also required to address the following criteria:

1. Demonstrated capacity and experience of the development team;
2. Master plan development which identifies redevelopment and use of the entire site;
3. Marketing Feasibility
  - a. Marketing plan including citations of current market conditions;

- b. Identified tenants (as applicable)
- 4. Financial feasibility
  - a. Financial capacity of the developer/owner;
  - b. Documentation from a lending institution of their understanding of the project and partnership in the project;
  - c. Sources and uses of funds and pro forma for on-going leasing of residential/commercial space
- 5. Economic impact
  - a. Estimated jobs created/retained
  - b. Total estimated project investment
  - c. Post-Development property valuation
- 6. Community Benefits including amenities or services provided in the project
- 7. Projects shall be consistent with City Council objectives and Kingston Village Overlay District guidelines including:
  - a. Quality exterior materials and architectural design that enhances the historic character of the neighborhood
  - b. Building setbacks that address street frontages, with parking to the rear of the site or buildings
  - c. Sustainable site and building design features
  - d. Plan to address on-site parking, as well as shared parking arrangements
  - e. Provides a mix of uses, including market rate housing options
  - f. Encourages walkability with connections within the development and to the neighborhood
  - g. Promotes social interaction with green space and public gathering areas
- 8. Timeline for development, including any phasing of development built-out
- 9. Offer Price

The following is the timeline for the next steps:

July 22, 2014	Public hearing on disposition and inviting proposals
July 28, 2014	Informational meeting
September 30, 2014	Proposal deadline
October 3, 2014	Stakeholder panel review of proposals
October 14, 2014	City Council consideration of preferred Developer

**Action/Recommendation:**

City staff recommends holding the public hearing.

**Alternative Recommendation:**

City Council may table and request additional 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):**

On June 30, 2014 the Development Committee reviewed the request to initiate the disposition process and recommended moving forward with requesting proposals for the site.



## Council Agenda Cover Sheet Item

### Public Hearing and **Possible 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Reading of Ordinance and Resolution**

**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

Public hearing to consider the vacation and disposition of public ways and grounds described as a .01 acre triangle of excess street right-of-way located along the southeasterly right-of-way line of 6th Avenue SW and between 2nd Street and 3rd Street SW as requested by Kingston Village, LLC.

First, second and possible third reading: Ordinance vacating public ways and grounds in and to the property described as a .01 acre triangle of excess street right-of-way located along the southeasterly right-of-way line of 6th Avenue SW and between 2nd Street and 3rd Street SW as requested by Kingston Village, LLC. CIP/DID #41-13-037

Resolution authorizing the disposition of the property described as a .01 acre triangle of excess street right-of-way located along the southeasterly right-of-way line of 6th Avenue SW and between 2nd Street and 3rd Street SW as requested by Kingston Village, LLC. CIP/DID #41-13-037

#### **Background:**

Kingston Village, LLC has requested the vacation and disposition of this excess right-of-way to accommodate a 64-unit housing project at this location.

#### **Action / Recommendation:**

The Public Works Department recommends approving the vacation of said right-of-way.

#### **Alternative to the Recommendation:**

Require Kingston Village to revise the plans for their housing project at this location.

**Time Sensitivity:** Normal

**Resolution Date:** Proposed timeline as follows:

Public Hearing Date and possible 1st, 2nd and 3rd readings of Ordinance, and possible resolution passing: July 22, 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):**

ENG  
ASR  
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AUD FILE  
CLK  
TRS  
TED  
BSD  
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CD  
KINGSTON VILLAGE  
41-13-037

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 .01 acre triangle of excess street right-of-way located along the southeasterly right-of-way line of 6th Avenue SW and between 2nd Street and 3rd Street SW. (also known as Plat of Survey #1930 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 22<sup>nd</sup> day of July, 2014.

Passed this 22<sup>nd</sup> day of July, 2014.

ENG  
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RCR  
FIN  
AUD FILE  
CLK  
TRS  
TED  
BSD  
STR  
CD  
KINGSTON VILLAGE  
41-13-037

RESOLUTION NO.

WHEREAS, a notice has been given and a public hearing held as required by law, and

WHEREAS, the public use has been vacated by ordinance for the following described City property:

A .01 acre triangle of excess street right-of-way located along the southeasterly right-of-way line of 6th Avenue SW and between 2nd Street and 3rd Street SW as requested by Kingston Village, LLC. (also known as Plat of Survey #1930 Parcel A)

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

1. The City Manager and City Clerk shall execute a Quit Claim Deed conveying the property hereafter described to Kingston Village, LLC, 6527 Normandy Lane, Suite 201, Madison, Wisconsin, 53719:

Plat of Survey #1930 Parcel A, as shown in Book 9002, Pages 655 - 657 and recorded on July 1, 2014 at the Office of the Linn County Recorder

2. The Council determines the fair consideration required for the aforescribed conveyance to be a standard \$100 Clerk fee, plus publication and recording fees.
3. This conveyance is subject to the following conditions which shall be agreed to and accepted in writing by the grantee and be binding upon the grantee, successors, and assigns as follows:
  - a. Grantee shall save the City of Cedar Rapids harmless from damage or injury or loss of access or diminishing of the value of improved property, under Section 364.15 of the Iowa Code as the result of the vacation and the disposition of said property hereinbefore described to said grantee.
4. The grantee, Kingston Village, LLC, be required to submit a combined tax statement to the City Assessor's Office, since the square footage does not constitute a buildable lot area in and of itself.

5. The grantee, Kingston Village, LLC, shall pay the City Clerk all costs connected with this matter.

BE IT FURTHER RESOLVED, that on behalf of the City of Cedar Rapids, the City Manager and City Clerk are hereby authorized to execute a Quit Claim Deed effectuating this conveyance and that the same is hereby approved and accepted, and that it shall be recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

Passed this 22<sup>nd</sup> day of July, 2014

Cadd File Name: W:\PROJECTS\New-CIP\2013\4113-037 City of CR - 6th Ave SW\hwn Diagonal Dr & 2nd St\SW41-13-037 Council Map.dwg



PLAT OF SURVEY No. 1930





## 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  Map

A public hearing will be held to consider the vacation and disposition of public ways and grounds described as a 4-foot wide strip of excess street right-of-way located along the westerly right-of-way line of 1<sup>st</sup> Street SE between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue SE as requested by Cedar Real Estate Group III, LLC.

First Reading: Ordinance vacating public ways and grounds described as a 4-foot wide strip of excess street right-of-way located along the westerly right-of-way line of 1<sup>st</sup> Street SE between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue SE as requested by Cedar Real Estate Group III, LLC. CIP/DID ROWV-010693-2014

**Background:**

Cedar Real Estate Group III, LLC plans to develop an eight-story office tower atop a four-level parking deck at this location. They have requested the vacation of this 4-foot strip of right-of-way so that the proposed building can be located far enough away from the existing river wall to accommodate a 10-foot wide trail between the new building and the river. The standard vacation fees and costs to relocate utilities, if any, have been addressed in the Development Agreement which was approved by City Council on June 10, 2014.

**Action / Recommendation:**

The Public Works Department recommends approving the vacation of said right-of-way.

**Alternative to the Recommendation:**

Require Cedar Real Estate Group III to revise the site plans for their proposed building and parking deck.

**Time Sensitivity:** Normal

**Resolution Date:** Proposed timeline as follows:

Public Hearing Date and possible 1<sup>st</sup> reading of Ordinance: July 22, 2014

2<sup>nd</sup> reading of Ordinance, possible 3<sup>rd</sup> reading and possible resolution passing: August 12, 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):**

ENG  
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STR

CEDAR REAL ESTATE GROUP III, LLC  
ROWV-010693-2014

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 4-foot wide strip of excess street right-of-way located along the westerly right-of-way line of First Street SE between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue SE (also known as Plat of Survey No. 1910 Parcel A as shown in Book 8997, Page 89 - 90 and recorded on June 25, 2014 at the Office of the Linn County Recorder)

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 22<sup>nd</sup> day of July, 2014.

Passed this 12<sup>th</sup> day of August, 2014.



**RIGHT-OF-WAY VACATION**

Cadd File Name: W:\PROJECTS\Non-CIP\2014\114 Right-of-Way Migration\ENERGO\ROWVAC-010693-2014\_201 First Street SE CRST\ROWV-010693-2014 Council Map.dwg



**1ST STREET SE RIGHT-OF-WAY VACATION**



ROWV-010693-2014



## Council Agenda Cover Sheet

### Public Hearing and Resolution

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

**Phone Number/Extension:** 5821

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

A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the FY 2015 Drain Tile Program project (estimated cost is \$140,000).

Resolution adopting plans, specifications, form of contract and estimated cost for the FY 2015 Drain Tile Program project. CIP/DID #304998-04

#### **Background:**

The purpose of the project is to extend the service life of streets and prevent icing problems. The available funding for this activity is \$198,400. This project is entitled FY 2015 Drain Tile Program and subject to receipt of acceptable bids, construction is scheduled to begin in the fall of 2014 or spring of 2015 and be completed within 27 working days.

#### **Action / Recommendation:**

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for the project.

#### **Alternative to the Recommendation:**

If the resolution is not adopted the project could be delayed, resulting in further deterioration to the affected streets, or funds could be used for this improvement at a later date. Alternatively, the FY 2015 CIP could be amended and funds from this project applied to another project.

**Time Sensitivity:** Must be acted upon July 22, 2014 to maintain the project schedule, and which must occur ahead of the project's July 23, 2014 bid opening.

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):** 304998

**Local Preference Policy:** Applies  Exempt

**Explanation:**

**Recommended by Council Committee:** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, on July 8, 2014 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the FY 2015 Drain Tile Program project (Contract No. 304998-04) 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 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet Public Hearing and Resolution

**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

A public hearing will be held to consider the Resolution of Necessity (Proposed) for the Alley between F Avenue and G Avenue NW from 9<sup>th</sup> Street to 8<sup>th</sup> Street Portland Cement Concrete Pavement project.

Resolution with respect to the adoption of the Resolution of Necessity (Proposed) for the Alley between F Avenue and G Avenue NW from 9<sup>th</sup> Street to 8<sup>th</sup> Street Portland Cement Concrete Pavement project. CIP/DID #3012104-00

Resolution directing preparation of detailed plans, specifications, form of contract and notice to bidders for the Alley between F Avenue and G Avenue NW from 9<sup>th</sup> Street to 8<sup>th</sup> Street Portland Cement Concrete Pavement project. CIP/DID #3012104-00

### **Background:**

This project proposes to construct Portland Cement Concrete pavement in the alley between F Avenue and G Avenue NW from 9<sup>th</sup> Street to 8<sup>th</sup> Street.

Following a Public Hearing on this matter, Council will consider an action to proceed with the adoption of a Resolution of Necessity for the Alley between F Avenue and G Avenue NW from 9<sup>th</sup> Street to 8<sup>th</sup> Street Portland Cement Concrete Pavement project. Notices were mailed to the property owners proposed to be assessed prior to the scheduled public hearing notifying them of the project, said hearing, and proposed preliminary assessment amounts. Following the public hearing, Council will consider one of the following options:

1. Adopt the Resolution of Necessity as proposed and proceed with the project.
2. Amend the Preliminary Assessments, then adopt the Resolution of Necessity and proceed with the project
3. Defer action until a specified later date
4. Abandon the project

### **Action / Recommendation:**

The Public Works Department recommends adoption of the Proposed Resolution of Necessity, followed by adopting the Resolution directing preparation of detailed plans, specifications, form of contract and notice to bidders. Adoption of the second of the two resolutions leaves open the

possibility of fulfilling the desire of the neighborhood to have the alley constructed before this upcoming winter.

If public comments are received during the public hearing that require further review, we recommend action be deferred until the August 12, 2014 council meeting. Upon deferment of the public hearing, the resolution directing preparation of detailed plans, specifications, form of contract and notice to bidders cannot be adopted.

**Alternative to the Recommendation:**

If the Resolution of Necessity is not adopted, assessment proceedings will not proceed further. The project will then require additional funding by TIF (Tax Incremental Financing) or general obligation bonds, or the project must be deferred or abandoned.

**Time Sensitivity:** Must be acted on either on July 22, 2014 or, alternatively not later than August 12, 2014 due to assessment schedule.

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):** 3012104

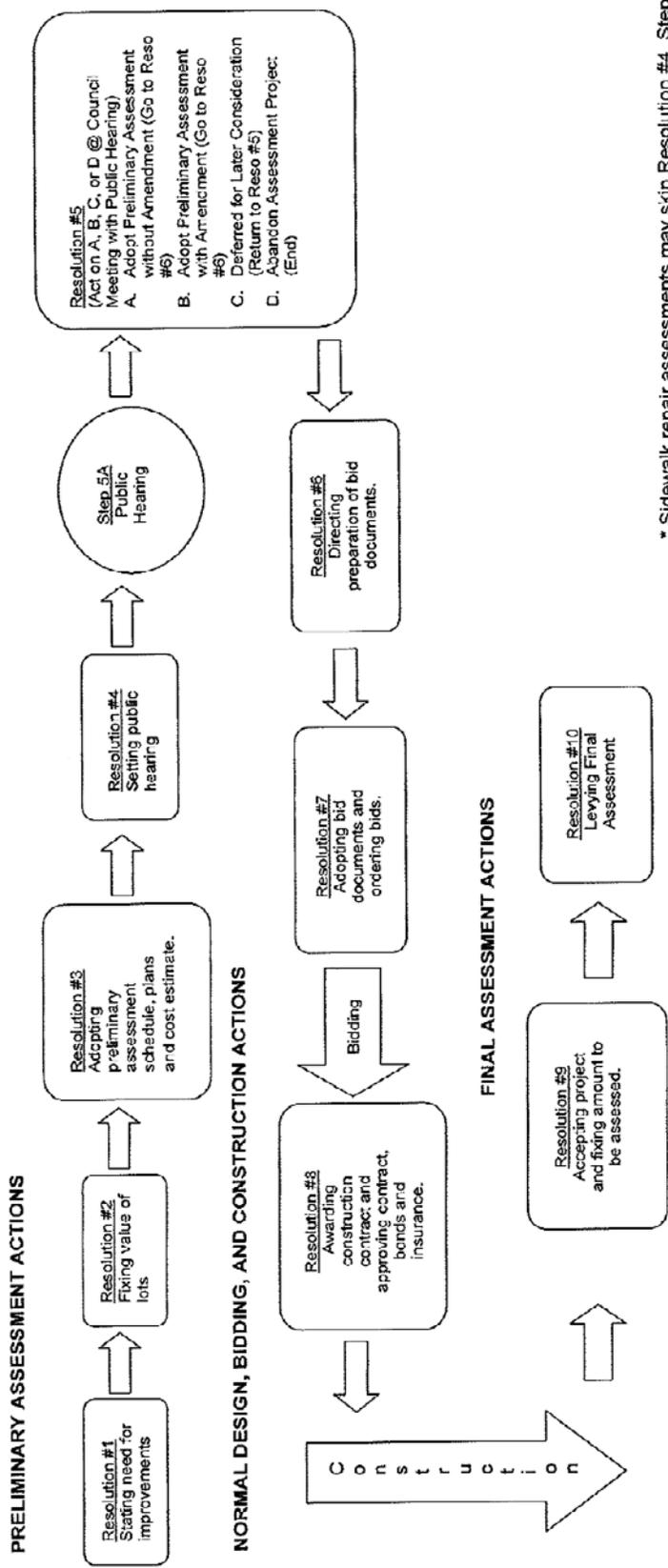
**Local Preference Policy:** Applies  Exempt

**Explanation:**

**Recommended by Council Committee:** Yes  No  N/A

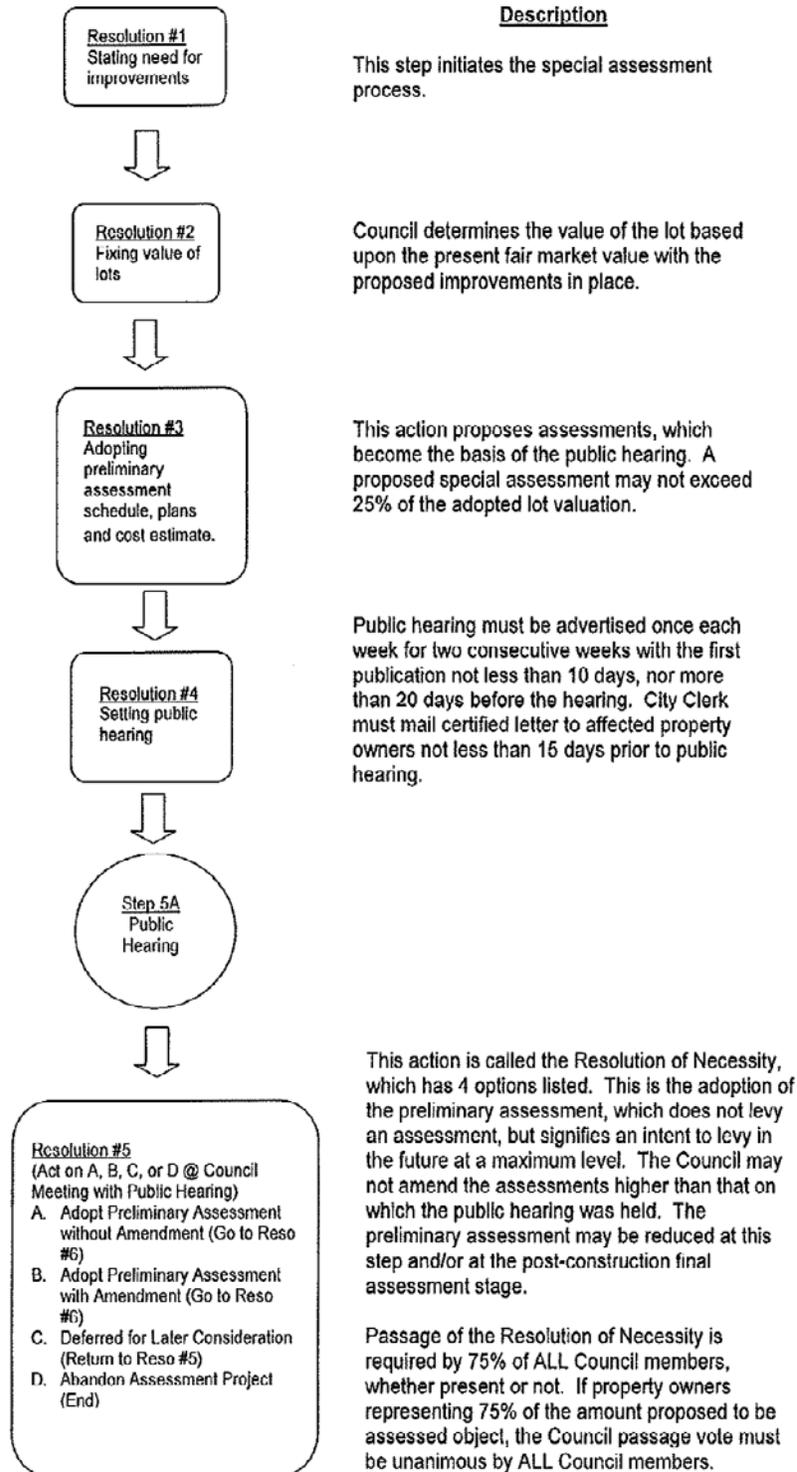
**Explanation (if necessary):**

**FLOWCHART FOR CITY COUNCIL ACTIONS IN SPECIAL ASSESSMENT PROCESS\*  
SUMMARY**



\* Sidewalk repair assessments may skip Resolution #4, Step 5A, Resolution #5, and Resolution #6.

**CITY COUNCIL ACTIONS IN SPECIAL ASSESSMENT PROCESS  
PRELIMINARY ASSESSMENT**



UPDATED 8.29.07

RESOLUTION NO

RESOLUTION WITH RESPECT TO THE ADOPTION OF THE RESOLUTION OF NECESSITY  
PROPOSED FOR THE ALLEY BETWEEN F AVENUE AND G AVENUE NW FROM 9<sup>TH</sup>  
STREET TO 8<sup>TH</sup> STREET PORTLAND CEMENT CONCRETE PAVEMENT PROJECT  
(CIP NO. 3012104-00)

WHEREAS, this Council has proposed a Resolution of Necessity for the Alley between F Avenue and G Avenue NW from 9<sup>th</sup> Street to 8<sup>th</sup> Street Portland Cement Concrete Pavement project, has given notice of the public hearing thereon as required by law; and

WHEREAS, the public hearing has been held, all persons offering objections have been heard and consideration given to all objections and is pending before this Council; and

WHEREAS, this is the time and place set as provided for the taking of action on the proposed Resolution of Necessity;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, AS FOLLOWS:

- Adopted, without amendment, and all objections filed or made having been duly considered and overruled.
- Adopted as amended by the Schedule of Amendments attached hereto as Exhibit A, and made a part thereof by reference. All objections filed or made having been duly considered are overruled.
- Deferred for later consideration to a Council meeting to be held on the 12<sup>th</sup> day of August, at 12:00 noon, at this meeting place, with jurisdiction retained for further consideration and action at the adjourned meeting.
- Abandoned.

Passed and approved this 22<sup>nd</sup> day of July, 2014



**ASSESSMENT  
BOUNDARY**

**PROJECT LOCATION**

**G AVENUE NW**

**F AVENUE NW**

**9TH ST NW**

**8TH STREET NW**

**LEGEND**



**Project Location**



**Property Owner Who Signed  
A Response Card In Favor  
Of The Assessment Project**



**ALLEY BETWEEN F AVENUE AND G AVENUE NW FROM  
9TH STREET TO 8TH STREET PORTLAND CEMENT CONCRETE PAVEMENT**



RESOLUTION NO.

RESOLUTION DIRECTING PREPARATION OF DETAILED  
PLANS, SPECIFICATIONS, FORM OF CONTRACT AND NOTICE TO BIDDERS FOR THE  
ALLEY BETWEEN F AVENUE AND G AVENUE NW FROM 9<sup>TH</sup> STREET TO 8<sup>TH</sup> STREET  
PORTLAND CEMENT CONCRETE PAVEMENT PROJECT

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

That the Cedar Rapids Public Works Department is hereby ordered and directed to prepare detailed plans and specifications for the construction of the Alley between F Avenue and G Avenue NW from 9<sup>th</sup> Street to 8<sup>th</sup> Street Portland Cement Concrete Pavement (CIP No. 3012104-00).

PASSED AND APPROVED, this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Jennifer Pratt

**Phone Number/Ext:** 319 286-5047

**Email:** [j.pratt@cedar-rapids.org](mailto:j.pratt@cedar-rapids.org)

**Alternate Contact Person:** Kirsty Sanchez

**Phone Number/Ext:** 319 286-5428

**Email:** [k.sanchez@cedar-rapids.org](mailto:k.sanchez@cedar-rapids.org)

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

Motion setting a public hearing for August 26, 2014 to consider a request by Kenworth of Cedar Rapids for an Urban Revitalization Area designation for new construction to be located near Kenworth Court SW. NEW

### **Background:**

A request has been submitted by Hunter Companies, on behalf of Kenworth of Cedar Rapids for an Urban Revitalization Property Tax Exemption designation for the proposed construction of a new facility near Kenworth Court SW.

### **Project Details:**

- Building – 39,400 square feet
- Project cost – Approximately \$4,200,000
- Estimated assessed value – \$2,900,000

### **Benefits to the Community:**

- Project will add 60 high quality jobs within 3 years
- Expansion of an existing business

The partial tax exemption would be a ten-year, declining scale exemption, averaging 44% per year, applied only to the increased property valuation generated by the new additions. Based on the scope of the proposed addition, the increased assessed value for the facility is estimated at \$2,900,000. This would generate an additional \$98,600 in property tax revenue annually. Over a ten-year period, this would be an additional \$986,000 collected in tax revenues and \$433,840 deferred as tax exempt.

### **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:** 0 minutes

**Budget Information (if applicable):**

Based on a projected increased taxable value of \$2,900,000 generated by the new construction, the estimated total over the ten-year period is an additional \$986,000 collected in tax revenues and \$433,840 deferred as tax exempt.

**Local Preference Policy** Applies  Exempt  N/A

**Explanation:**

**Recommended 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:** Rob Davis, PE  
**E-mail Address:** r.davis@cedar-rapids.org

**Phone Number/Extension:** 5808

**Alternate Contact Person:** Sandy Pumphrey  
**E-mail Address:** s.pumphrey@cedar-rapids.org

**Phone Number/Extension:** 5363

**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 August 12, 2014, and advertising for bids by publishing notice to bidders for the Cottage Grove Parkway SE Flood Risk Reduction Berm project, and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on August 13, 2014 (estimated cost is \$880,000). CIP/DID #304224-06

#### **Background:**

This project is part of the Sun Valley Neighborhood Flood Risk Reduction project. It is one of four Flood Local Option Sales Tax projects approved for funding by City Council in May 2013. The other three were the Amphitheater Levee project, the Vinton Ditch project, and the Q Avenue and Ellis Blvd NW Berm and Storm Sewer Backflow Prevention project.

Phase 1 of the Sun Valley Neighborhood Flood Risk Reduction project was completed in September 2013, with a storm sewer extension completion along Cottage Grove Parkway and draining a rear yard sump condition.

Phase 2 of the flood risk reduction project and consists of extending storm sewer on Sunland Court, Sunland Drive and Cottage Grove Parkway. This storm sewer will accommodate the berming along Indian Creek, which was recommended by Council Infrastructure Committee on November 12, 2013.

Phase 3 (this phase) is the berm construction itself on City property along Cottage Grove Parkway. The top of finished berm is approximately one foot above the 500-year flood level. However, the protection level will be at the 100-year event, until Phase 4 is complete. The construction schedule includes an early start date upon approval of bonds and insurance and a late start date of November 3, 2014. Completion of the earthwork is expected in 2014 with restoration in spring 2015. The estimated construction cost is \$880,000.

Phase 4 will be berming and ditching on private property, going north from Indian Creek. It has not been designed yet, but is included in the design contract authorized by Council in November 2013. It will serve to reduce the risk of flood waters entering Sun Valley Neighborhood from the Cottage Grove Avenue area to the north. It is scheduled for construction in 2015, pending acquisition of easements from private property.

**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 July 22, 2014, and advertising for bids by publishing notice to bidders for the project.

**Alternative to the Recommendation:** None, compliant Council authorization and neighborhood expectation.

**Time Sensitivity:** Normal.

**Resolution Date Adopting Plans and Specs:** August 12, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):** Local Option Sales Tax (FLOOD)

**Local Preference Policy:** Applies  Exempt   
**Explanation:**

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



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**COTTAGE GROVE PARKWAY SE  
FLOOD RISK REDUCTION BERM PROJECT**





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

**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**

Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for August 12, 2014 and advertising for bids by publishing notice to bidders for the 3rd Avenue SW Pavement Rehabilitation Improvements from 10th Street to 6th Street and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on August 13, 2014 (estimated cost is \$220,000) (**Paving for Progress**). CIP/DID #3012082-02

**Background:**

3rd Avenue SW from 10th Street to 6th Street is in need of rehabilitation. This project will include concrete patching, repair of curb and gutter, and HMA overlay as well as improvements to handicap ramps in the project limits to meet current accessibility requirements.

**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 August 12, 2014 and advertising for bids by publishing notice to bidders for the project.

**Alternative to the Recommendation:**

Defer action on the motion setting the public hearing for the resolution to adopt plans and specifications, form of contract and estimated cost, direct staff to repackage the project into multiple smaller projects or abandon the project.

**Time Sensitivity:** Normal

**Resolution Date Adopting Plans and Specs:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):** CIP's 3012082 (Streets)

**Local Preference Policy:** Applies  Exempt

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

**Recommended by Council Committee:** Yes  No  N/A

**Explanation (if necessary):** Part of the "Paving for Progress" list of streets identified for repair.

Cadd File Name: W:\PAVING FOR PROGRESS\LOST\PROJECTS\3012082 - 3rd Ave fr 6th to 10th ST SW\3012082 Council Map.dwg



**3RD AVENUE SW FROM 6TH STREET TO 10TH STREET SW  
IMPROVEMENTS PROJECT**





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

**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**  **Map**

Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for August 12, 2014 and advertising for bids by publishing notice to bidders for the 11th Avenue SE Roadway Rehabilitation Improvements from 3rd Street to 4th Street and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on August 6, 2014 (estimated cost is \$200,000) **(Paving for Progress)**. CIP/DID #3012110-02

**Background:**

11th Avenue SE from 3rd Street to 4th Street is in need of reconstruction because the pavement has reached the end of its service life. This project will include road reconstruction, storm sewer intake replacement, as well as improvements to handicap ramps in the project limits to meet current accessibility requirements.

**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 August 12, 2014 and advertising for bids by publishing notice to bidders for the project.

**Alternative to the Recommendation:**

Defer action on the motion setting the public hearing for the resolution to adopt plans and specifications, form of contract and estimated cost, direct staff to repackage the project into multiple smaller projects or abandon the project.

**Time Sensitivity:** Normal

**Resolution Date Adopting Plans and Specs:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):** CIP's 3012110 (Streets)

**Local Preference Policy:** Applies  Exempt

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

**Recommended by Council Committee:** Yes  No  N/A

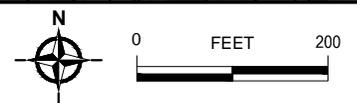
**Explanation (if necessary):** Part of the "Paving for Progress" list of streets identified for repair.



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**11TH AVENUE SE ROADWAY  
REHABILITATION IMPROVEMENTS  
FROM 3RD STREET TO 4TH STREET**





## Council Agenda Cover Sheet

### Motion Setting Public Hearing, filing plans and advertising for bids

**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**  **Map**

Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for August 12, 2014 and advertising for bids by publishing notice to bidders for the Coe Road NE Pavement Rehabilitation Improvements from A Avenue to Center Point Road project and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on August 20, 2014 (estimated cost is \$610,000) **(Paving for Progress)**. CIP/DID #3012087-02

**Background:**

Coe Road NE from A Avenue to Center Point Road is in need of rehabilitation. This project will include concrete patching, repair of curb and gutter, and HMA overlay, as well as improvements to handicap ramps in the project limits to meet current accessibility requirements.

**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 August 12, 2014 and advertising for bids by publishing notice to bidders for the project.

**Alternative to the Recommendation:**

Defer action on the motion setting the public hearing for the resolution to adopt plans and specifications, form of contract and estimated cost, direct staff to repackage the project into multiple smaller projects or abandon the project.

**Time Sensitivity:** Normal

**Resolution Date Adopting Plans and Specs:** August 26, 2014

**Estimated Presentation Time:** 0 Minute(s)

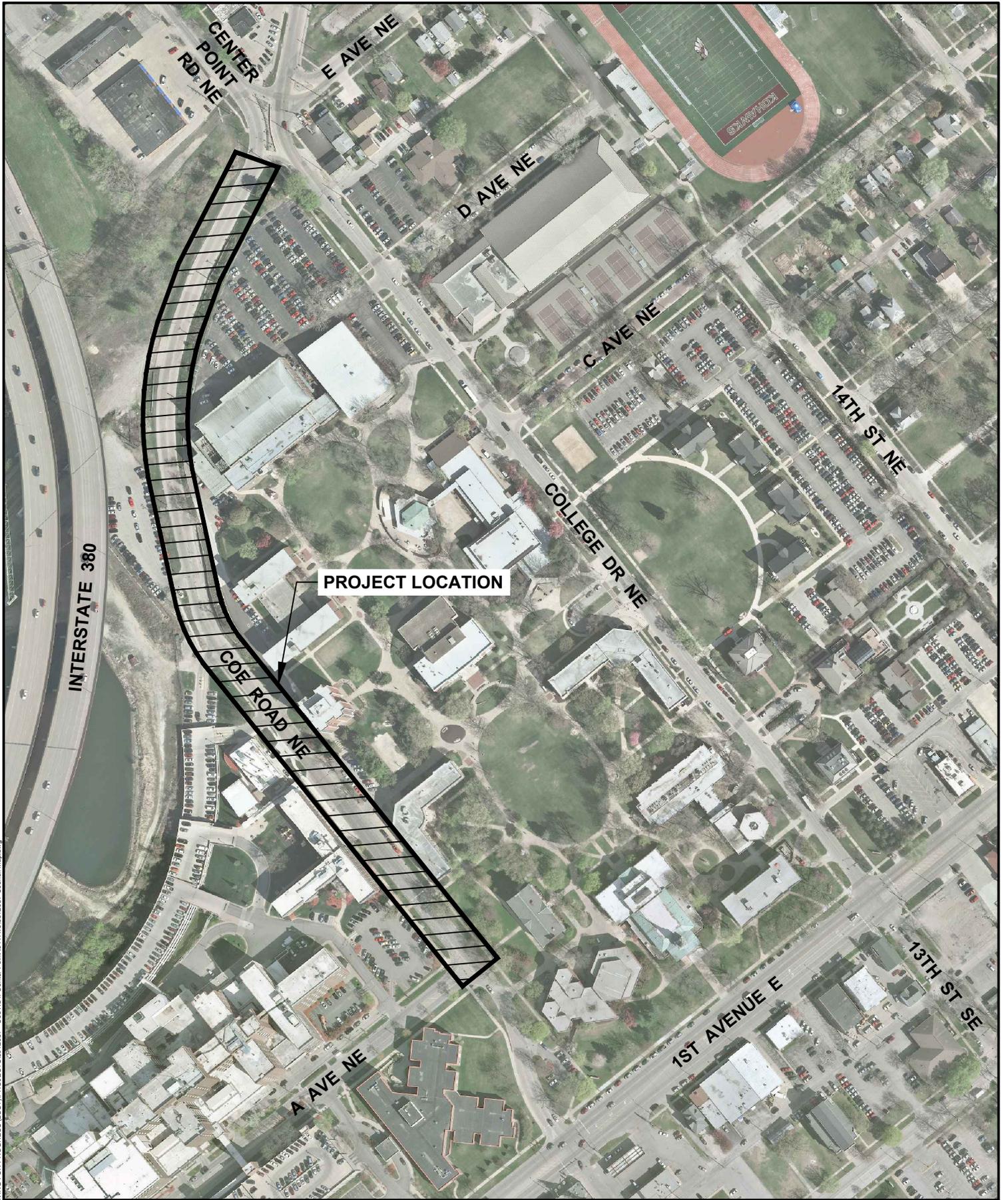
**Budget Information (if applicable):** CIP's 3012087 (Streets)

**Local Preference Policy:** Applies  Exempt

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

**Recommended by Council Committee:** Yes  No  N/A

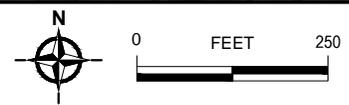
**Explanation (if necessary):** Part of the "Paving for Progress" list of streets identified for repair.



**PROJECT LOCATION**

**INTERSTATE 380**

**COE ROAD NE FROM CENTER POINT ROAD TO A AVENUE NE  
IMPROVEMENTS PROJECT**



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

**Submitting Department:** Public Works Department

**Presenter at meeting:** Scott Sovers, PE      **Phone Number/Extension:** 5547  
**E-mail Address:** s.rovers@cedar-rapids.org

**Alternate Contact Person:** Dave Wallace, PE      **Phone Number/Extension:** 5814  
**E-mail Address:** d.wallace@cedar-rapids.org

**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 August 12, 2014 and advertising for bids by publishing notice to bidders for the SE Quadrant Sanitary Sewer Improvements – Phase 2, Package 1 project, and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on August 6, 2014 (estimated cost is \$225,000) (**FLOOD**). CIP/DID #SSD104-05

**Background:**

This project will reconstruct approximately 550 lineal feet of sanitary sewer and replace four sanitary sewer manholes within the 2008 flood impacted areas of the southeast quadrant. The purpose of the project is to restore the existing sanitary sewer to pre-2008 flood function and capacity. The available funding for this activity is \$304,981 (Flood) and subject to receipt of acceptable bids, construction is scheduled to begin in September 2014 and be completed by May 2015.

**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 August 12, 2014 and advertising for bids by publishing notice to bidders for the project.

**Alternative to the Recommendation:** Alternatives include repackaging the bid documents into multiple phases or deferring the project to the future.

**Time Sensitivity:** Normal

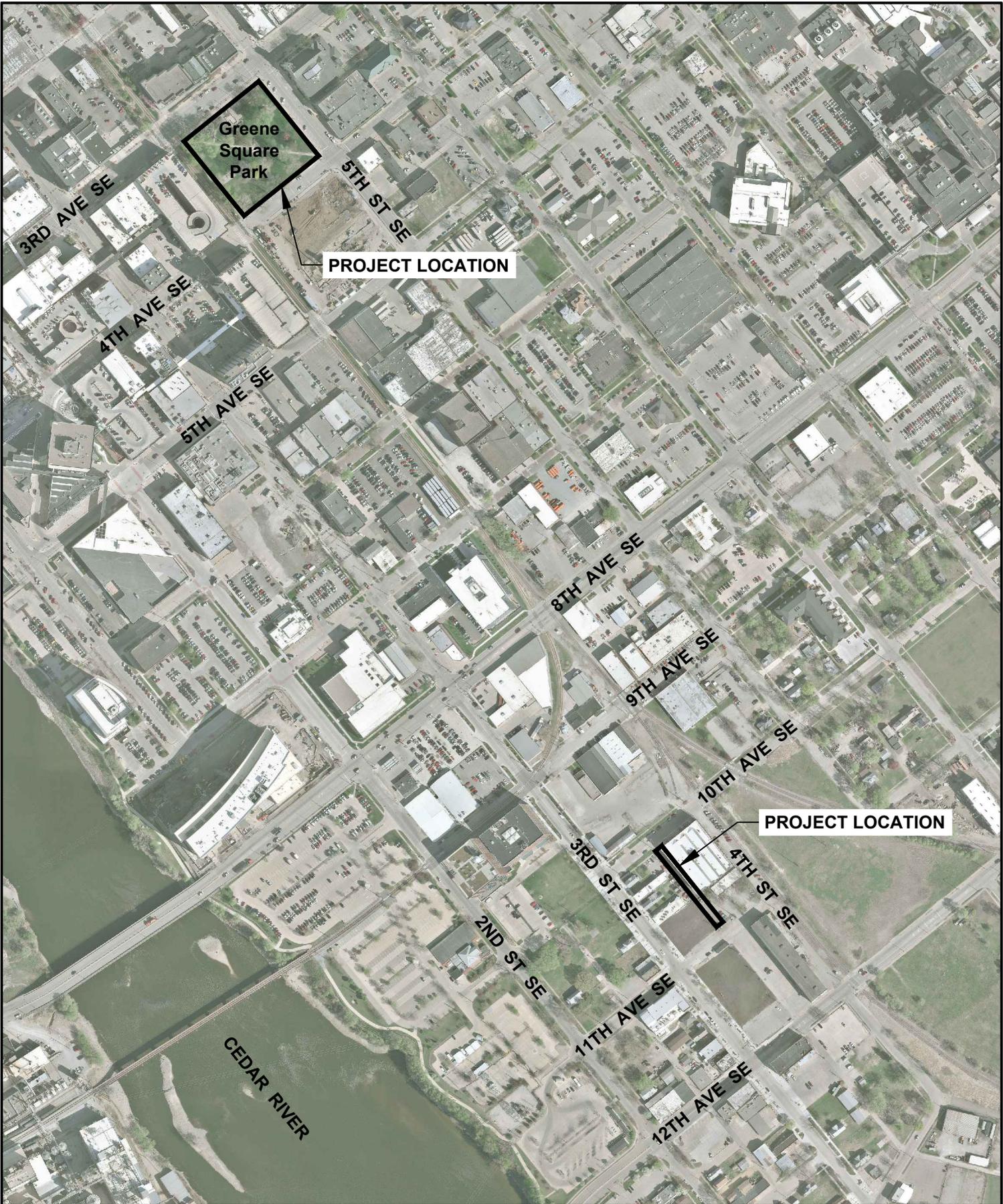
**Resolution Date Adopting Plans and Specs:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):** FEMA PW #SSD104

**Local Preference Policy:** Applies  Exempt

**Recommended by Council Committee:** Yes  No  N/A



Greene Square Park

PROJECT LOCATION

PROJECT LOCATION

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**SE QUADRANT SANITARY SEWER IMPROVEMENTS  
PHASE 2, PACKAGE 1**





## **MOTION Item Cover Sheet**

**Council Meeting Date:** July 22, 2012

**Submitting Department:** Utilities – Water Division

**Presenter at meeting:** Steve Hershner      **Phone No.:** 5281      **E-mail:** SteveHe@cedar-rapids.org

**Alternate Contact:** Justin Koller      **Phone No.:** 5994      **E-mail:** J.koller@cedar-rapids.org

### **Description of Agenda Item:**

Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for August 12, 2014 and advertising for bids by publishing notice to bidders for the 16<sup>th</sup> Avenue SW (400-Ft East of 23<sup>rd</sup> Street SW to Williams Blvd SW) Water Main Rehabilitation project and authorizing the Utilities Director, or designee, to receive and open the bids and publicly announce the results on August 20, 2014 (estimated cost is \$658,000). CIP/DID # 2011061-02

### **Background:**

The Utilities Department intends to replace approximately 2300 feet of water main on 16<sup>th</sup> Avenue SW between Williams Blvd. SW and 400 feet East of 23<sup>rd</sup> Street SW. The existing 10-inch water main was installed in the 1940's and has a history of multiple breaks, service disruptions and street closures for maintenance and repair.

Coordination of infrastructure needs with the Public Works Department has led to incorporation of grading and preparation of driveways for future sidewalks by including a thru panel.

### **Action / Recommendation:**

The Water Division staff recommends that the plans and specifications be filed with the City Clerk on July 22, 2014 and a Notice of Hearing and Letting be published on July 25, 2014. A Public Hearing is scheduled for August 12, 2014 and bids will be opened on August 20, 2014.

### **Time Sensitivity:**

Request action during the July 22, 2014 City Council meeting in an effort to maintain the proposed project construction schedule.

**Motion Date:** 07/22/14

**Estimated Presentation Time:** 0 Minute(s)

### **Budget Information (if applicable):**

1. **Included in Current Budget Year.** The Utilities portion of the project will be funded from the FY15 Utilities Department – Water Division CIP budget and coded to 553000-625-625000-625884-6252011061. The sidewalk grading portion of the project will be funded from 301-301000-3012074.
2. **Analysis if the expenditure is within budgeted expectations, i.e. some type of budget to actual comparison:** The FY15 CIP budget for water includes \$1,500,000 for engineering and construction of replacement type projects under CIP number 625884. The FY15 budget for Public Works portion of the construction is \$106,000. The budget for construction will be established pursuant to the completion of the initial evaluation by the Engineer.
3. **Purchasing Department used or Purchasing Guidelines followed:** Yes, purchasing guidelines are being followed for Public Improvement Projects.

**Local Preference Policy**      Applies       Exempt

**Explanation:** N/A

**Recommended by Council Committee**      Yes       No       N/A

**Explanation (if necessary):** N/A

**Council Agenda Item Cover Sheet**

**Agenda No.**

**Submitting Department:** City Clerk

**Presenter at meeting:** Chief Jerman Phone Number/Extension: 286-5374

**E-mail Address:** w.jerman@cedar-rapids.org

**Alternate Contact Person:** Wanda Miller Phone Number/Extension: 286-5274

**E-mail Address:** wandam@cedar-rapids.org

**Description of Agenda Item:**

Motion assessing a \$500.00 civil penalty for violation of State Code regarding the sale of alcohol to minors against:

- a. Dollar General Store #10774, 266 Blairs Ferry Road NE;
- b. Guppy's on the Go, 235 Edgewood Road NW;
- c. JW's Pub & Grub, 58 Miller Avenue SW.

**Background:**

Civil penalties are statutory and cannot be waived by the local authority. If the local authority does not pursue the civil penalty then the state will do so and retain the money.

On April 7, 2014, Jaime Paz pled guilty to selling alcohol to persons under 21 years old in the Sixth Judicial District Court, Docket No. CR 905867-201403875 of violation Iowa Code Section 123.49(2)(h). (sale of alcohol to a person under the legal age) The said offense occurred on or about March 19, 2014 on the premises at **Dollar General Store #10774, 266 Blairs Ferry Road NE.**

On April 7, 2014, Jeremiah Bednarowicz pled guilty to selling alcohol to persons under 21 years old in the Sixth Judicial District Court, Docket No. CR 905865-201403873 of violation Iowa Code Section 123.49(2)(h). (sale of alcohol to a person under the legal age) The said offense occurred on or about March 19, 2014 on the premises at **Guppy's on the Go, 235 Edgewood Road NW.**

On April 4, 2014, Lisa Ousley pled guilty to selling alcohol to persons under 21 years old in the Sixth Judicial District Court, Docket No. CR 905864-201403870 of violation Iowa Code Section 123.49(2)(h). (sale of alcohol to a person under the legal age) The said offense occurred on or about March 19, 2014 on the premises at **JW Pub & Grub, 58 Miller Avenue SW.**

Since this violations occurred after January 1, 1998 and this being the first violation of this section within a period of two (2) years, as per Iowa Code section 123.50(3)(a), as amended provides that a licensee who violates said section shall be assessed a civil penalty in the amount of \$500.00.

Iowa Code section 123.39, as amended, provides that local authorities shall retain such civil penalties if the proceeding to impose the penalty is conducted by the local authority.

The City of Cedar Rapids, pursuant to the authority of the above cited sections, intends to impose a civil penalty in the amount of \$500.00 to the above listed locations.

**Action / Recommendation:** Assess civil penalty **(Licensees have already submitted payment of the civil penalties.)**

**Alternative Recommendation (if applicable):** Civil penalties are statutory and cannot be waived by the local authority. If the local authority does not pursue the civil penalty then the state will do so and retain the money.

**Time Sensitivity:** The hearing was waived and the licensees have consented to the assessment of the civil penalty for the violation of State Code regarding the sale of alcohol to minors. Payment of these civil penalties has been received.

**Resolution Date:** N/A

**Estimated Presentation Time:** 0

**Budget Information (if applicable):** N/A



## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Date:** 7/22/2014

**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:

- a. Applebee's Neighborhood Grill & Bar – Collins, 303 Collins Road NE;
- b. BP On 1<sup>st</sup>, 2824 1<sup>st</sup> Avenue NE;
- c. Brucemore Museum Store, 2160 Linden Drive SE;
- d. Canutillo Lindo Mexican Bar & Grill, 2210 Edgewood Road SW;
- e. Casey's General Store #2767, 3434 1<sup>st</sup> Avenue NE;
- f. Cedar Rapids Ball Club, 950 Rockford Road SW (outdoor service for an event on August 23-24, 2014);
- g. Cedar Rapids Ice Arena, 1100 Rockford Road SW (new);
- h. Cedar Rapids Jaycees, 225 5<sup>th</sup> Avenue SW (5-day permit for an event at 475 1st Street SW (McGrath Amphitheatre Cedar Rapids), for an event on August 1, 2014);
- i. Cedar Rapids Jaycees, 225 5<sup>th</sup> Avenue SW (5-day permit for an event at 475 1st Street SW (McGrath Amphitheatre Cedar Rapids), for an event on August 8, 2014);
- j. Cedar Rapids Jaycees, 225 5<sup>th</sup> Avenue SW (5-day permit for an event at 475 1st Street SW (McGrath Amphitheatre Cedar Rapids), for an event on August 15, 2014);
- k. Cenex Gas Station, 502 E Avenue NW;
- l. Chrome Horse Slop House & Saloon, 1202 3<sup>rd</sup> Street SE (outdoor service for an event on August 1-2, 2014);
- m. Chrome Horse Slop House & Saloon, 1202 3<sup>rd</sup> Street SE (outdoor service for an event on August 14-16, 2014);
- n. Eagle Street Underground, 208 2<sup>nd</sup> Avenue SE (new-formerly The Vault);
- o. Ellis Park Softball Complex, 2000 Ellis Boulevard NW (transfer to 1400 Seminole Valley Road NE for an event on August 8, 2014);
- p. Gilligan's, 912 1<sup>st</sup> Avenue NW;
- q. Hy-Vee C-Store #3, 2300 Bowling Street SW;
- r. La Cantina Bar & Grill, 102 2<sup>nd</sup> Street SE;
- s. McGrath Amphitheatre Cedar Rapids, 475 1<sup>st</sup> Street SW (5-day permit for an event on August 2-5, 2014);

- t. McGrath Amphitheatre Cedar Rapids, 475 1<sup>st</sup> Street SW (5-day permit for an event on August 16-20, 2014);
- u. Paddy O'Rourke's, 608 16<sup>th</sup> Street NE;
- v. Play Station, 200 Collins Road NE (new-new ownership);
- w. Point Liquor & Tobacco, 4107 Center Point Road NE (new- new ownership);
- x. R & R Corner Bar, 700 E Avenue NW;
- y. Rumors, 400 F Avenue NW (outdoor service for an event on August 8-10, 2014);
- z. Siamville Thai Cuisine, 3635 1<sup>st</sup> Avenue SE;
- aa. Starlite Room, 3300 1<sup>st</sup> Avenue NE (new-new ownership);
- bb. Taj Mahal Cuisine of India, 3939 Center Point Road NE;
- cc. Uptown Liquor & Tobacco, 2000 Wiley Boulevard SW;
- dd. Vineria Wine Shop, 264 Blairs Ferry Road NE;
- ee. Wal-Mart #1528, 2645 Blairs Ferry Road NE;

**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    **X**

**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:** 7/22/2014

Business Name/Address	Total Calls	Public Intox	Intox Driver	Disturbances
Applebee's Neighborhood Grill & Bar – Collins 303 COLLINS RD NE	8	0	0	0
BP On 1st 2824 1ST AVE NE	9	0	0	2
Brucemore Museum Store 2160 LINDEN DR SE	7	0	0	1
Canutillo Lindo Mexican Bar & Grill 2210 EDGEWOOD RD SW	0	0	0	0
Casey's General Store #2767 3434 1ST AVE NE	364	0	1	10
Cedar Rapids Ball Club 950 ROCKFORD RD SW	32	0	0	1
Cedar Rapids Ice Arena 1100 ROCKFORD RD SW	0	0	0	0
Cedar Rapids Jaycees 225 5TH AVE SW	4	0	0	0
Cedar Rapids Jaycees 225 5TH AVE SW	4	0	0	0
Cedar Rapids Jaycees 225 5TH AVE SW	4	0	0	0
Cenex Gas Station 502 E AVE NW	15	2	0	1
Chrome Horse Slop House & Saloon 1202 3RD ST SE	39	1	2	3
Chrome Horse Slop House & Saloon 1202 3RD ST SE	39	1	2	3

Comfort Inn & Suites 2025 WERNER AVE NE	0	0	0	0
Eagle Street Underground 208 2ND AVE SE	0	0	0	0
Ellis Park Softball Complex 2000 MT VERNON RD SE	10	0	0	3
Gilligan's 912 1ST AVE NW	15	0	0	1
Hy-Vee C-Store #3 2300 BOWLING ST SW	102	1	0	0
La Cantina Bar & Grill 102 2ND ST SE	34	1	0	12
McGrath Amphitheatre Cedar Rapids 475 1st ST SW	4	0	0	0
McGrath Amphitheatre Cedar Rapids 475 1st ST SW	4	0	0	0
Paddy O'Rourke's 608 16TH ST NE	28	0	1	4
Play Station 200 COLLINS RD NE	0	0	0	0
Point Liquor & Tobacco 4107 CENTER POINT RD NE	0	0	0	0
R & R Corner Bar 700 E AVE NW	31	0	1	11
Rumors 400 F AVE NW	132	1	0	15
Siamville Thai Cuisine 3635 1ST AVE SE	0	0	0	0
Starlite Room 3300 1ST AVE NE	0	0	0	0
Taj Mahal Cuisine of India 3939 CENTER POINT RD NE	0	0	0	0
Uptown Liquor & Tobacco 2000 WILEY BLVD SW	81	0	1	3
Vineria Wine Shop 264 BLAIRS FERRY RD NE	0	0	0	0
Wal-Mart #1528 2645 BLAIRS FERRY RD NE	644	3	3	16

RESOLUTION NO.

WHEREAS, the attached listing of bills dated July 22 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 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** City Clerk's Office

**Presenter at meeting:** Amy Stevenson

**Phone Number/Ext:** 319-286-5061

**Email:** [AmyS@cedar-rapids.org](mailto:AmyS@cedar-rapids.org)

**Alternate Contact Person:** Bridget McMenemy

**Phone Number/Ext:** 319-286-5272

**Email:** [b.mcmenemy@cedar-rapids.org](mailto:b.mcmenemy@cedar-rapids.org)

**Description of Agenda Item:**

Resolutions appointing, reappointing and thanking the following individuals:

- a. Appointing Adam Wright (effective through June 30, 2017) to the Cedar Rapids ADA Advisory Committee; CIP/DID #OB775389
- b. Appointing Dan Thies (effective through June 30, 2015) to the Airport Commission; CIP/DID #OB541939
- c. Reappointing Leland Freie (effective through June 30, 2015) to the Grants and Programs Citizens Advisory Committee; CIP/DID #OB534302
- d. Vote of thanks to Joshua Moore, Gary Skogman, Allan Thoms and Carlos Vega for serving on the Enterprise Zone Commission; CIP/DID #OB85402

**Background:**

This agenda includes appointments, reappointments and votes of thanks for several boards and commissions.

**Action / Recommendation:**

Approve resolutions as presented.

**Alternative Recommendation:**

Request additional information regarding the appointments.

**Time Sensitivity:** None

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** N/A

**Budget Information (if applicable):** N/A

**Local Preference Policy** Applies  Exempt

**Explanation:**

**Recommended by Council Committee**  
**Explanation (if necessary):**

Yes

No

N/A

A P P O I N T M E N T

I, Ron Corbett, Mayor of the City of Cedar Rapids, in accordance with Section 2.06 of the Home Rule Charter, and subject to the advice and consent of the Cedar Rapids City Council hereby appoint the following individual to serve on the Cedar Rapids ADA Advisory Committee for the term as indicated or until a successor is appointed and qualified:

<u>Commissioner</u>	<u>Term Beginning</u>	<u>Term Expiration</u>
Adam Wright	07/22/2014	06/30/2017

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the advice and consent of the City Council to the Mayor's appointment of Adam Wright to the Cedar Rapids ADA Advisory Committee for the term indicated above is hereby given.

Passed this 22<sup>nd</sup> day of July, 2014.

A P P O I N T M E N T

I, Ron Corbett, Mayor of the City of Cedar Rapids, in accordance with Section 2.06 of the Home Rule Charter, and subject to the advice and consent of the Cedar Rapids City Council hereby appoint the following individual to serve on the Airport Commission for the terms as indicated or until a successor is appointed and qualified:

<u>Commissioner</u>	<u>Term Beginning</u>	<u>Term Expiration</u>
Dan Thies	07/22/14	06/30/15

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the advice and consent of the City Council to the Mayor's appointment of Dan Thies to the Airport Commission for the terms indicated above is hereby given.

Passed this 22<sup>nd</sup> day of July, 2014.

A P P O I N T M E N T

I, Ron Corbett, Mayor of the City of Cedar Rapids, in accordance with Section 2.06 of the Home Rule Charter, and subject to the advice and consent of the Cedar Rapids City Council hereby reappoint Leland Freie to serve on the Grants and Programs Citizens Advisory Committee for the terms as indicated or until a successor is appointed and qualified:

<u>Commissioner</u>	<u>Term Beginning</u>	<u>Term Expiration</u>
Leland Freie	07/22/2014	06/30/2015

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the advice and consent of the City Council to the Mayor's reappointment of Leland Freie to the Grants and Programs Citizens Advisory Committee for the terms indicated above is hereby given.

Passed this 22<sup>nd</sup> day of July, 2014.

RESOLUTION NO.

WHEREAS, Joshua Moore, Gary Skogman, Allan Thoms and Carlos Vega have devoted considerable time and effort as members of the Enterprise Zone Commission,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CEDAR RAPIDS, IOWA, that a vote of thanks and appreciation be and is hereby provided to Joshua Moore, Gary Skogman, Allan Thoms and Carlos Vega for serving as members of the Enterprise Zone Commission.

Passed this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** City Clerk's Office

**Presenter at meeting:** Amy Stevenson

**Phone Number/Ext:** 319-286-5061

**Email:** [AmyS@cedar-rapids.org](mailto:AmyS@cedar-rapids.org)

**Alternate Contact Person:** Bridget McMenemy

**Phone Number/Ext:** 319-286-5272

**Email:** [b.mcmenemy@cedar-rapids.org](mailto:b.mcmenemy@cedar-rapids.org)

**Description of Agenda Item:**

Resolution amending Resolution No. 0807-06-14 which appointed and reappointed members to the Cedar Rapids Storm Water Commission and the expiration date of Linda Seger was incorrect; CIP/DID #OB566514

**Background:**

Resolution No. 0807-06-2014 which appointed and reappointed members to the Cedar Rapids Storm Water Commission included an incorrect expiration date for Linda Seger of June 30, 2017. The expiration date should be amended to June 30, 2015.

**Action / Recommendation:**

Approve resolutions as presented.

**Alternative Recommendation:**

Request additional information regarding the appointments.

**Time Sensitivity:** None

**Resolution Date:** July 22, 2014

**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):**



RESOLUTION NO.

WHEREAS, Resolution No. 0807-06-14 appointed and reappointed members to the Cedar Rapids Storm Water Commission and the expiration date for Linda Seger was incorrect, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that Resolution No. 0807-06-14 be amended to correct the expiration date for Linda Seger to June 30, 2015.

Passed this 22nd day of July, 2014.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** City Manager's Office

**Presenter at meeting:** Angie Charipar  
**Email:** s.fowler@cedar-rapids.org

**Phone Number/Ext:** 319-286-5090

**Alternate Contact Person:** Kim Greene  
**Email:** [kimg@cedar-rapids.org](mailto:kimg@cedar-rapids.org)

**Phone Number/Ext:** 319-286-5083

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

Resolution approving the special event applications for:

1. NewBo City Market "NewBo Arts Festival" event (includes road closures) on August 31, 2014. CIP/DID #SPEC-022358-2014
2. Mercy Medical Center and General Mills "Especially for You Race Against Breast Cancer" events (includes road closures) on October 5, 2014. CIP/DID #SPEC-20613-2014

### **Background:**

Referencing the Special Event applications received for the above special event which is requesting permission to hold activities with street closures, approval is recommended subject to the conditions stated on the attached resolutions.

### **Action / Recommendation:**

Approve motion for this event.

### **Alternative Recommendation:**

### **Time Sensitivity:**

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** N/A

**Budget Information (if applicable):** N/A

**Local Preference Policy** Applies  Exempt X

### **Explanation:**

**Recommended by Council Committee** Yes  No  N/A X

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, Kristie Wetjen on behalf of NewBo City Market (Applicant) has requested approval to hold an event "NewBo Arts Festival" in the NewBo City Market, NewBo Park, 3<sup>rd</sup> Street between 10<sup>th</sup> and 12<sup>th</sup> Avenues and 11<sup>th</sup> Ave from 3<sup>rd</sup> St. to the end of the road (4<sup>th</sup> Street tracks) on Sunday, August 31, 2014, and

WHEREAS, Applicant requests permission to close 3<sup>rd</sup> Street SE between 10<sup>th</sup> and 12<sup>th</sup> Avenues and 11<sup>th</sup> Avenue SE from 3<sup>rd</sup> St to the end of the road (4<sup>th</sup> Street tracks) from 8:00 a.m. until 7:00 p.m. on Sunday, August 31, 2014, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, the Special Events Committee has reviewed the request and recommends approval subject to the following conditions:

1. Access for fire-fighting purposes in the neighborhood shall be maintained. Therefore, the street may not be blocked with any items not easily moved.
2. For traffic and pedestrian safety purposes, the City Traffic Engineering Division will approve temporary "No Parking" signs, meeting City specifications, to be placed along the following street for this event: 3rd Street SE from 10th Avenue SE to 12th Avenue SE
  - a. The appropriate signs, as specified by the Traffic Engineering Division, will be installed, maintained and removed by an insured traffic control contractor that will be hired and paid by Applicant. Signs shall be stake mounted and a minimum size of 24" X 18", spaced at a maximum distance of 75' apart on all listed streets.
  - b. The temporary "No Parking" signs shall be installed by the traffic control contractor no earlier than 8:00 PM, Saturday, August 30, 2014, and removed no later than Monday, September 1, 2014.
  - c. The Applicant shall provide advance written notification to adjacent property owners on the above named streets of the event dates and times and the temporary "No Parking" posting. A copy of the notice shall be provided to the Traffic Engineering Division prior to the event.
3. Applicant shall provide written notification of the event to all affected property owners adjoining the barricaded street closures. Written notification shall include information on the event date, start and finish times, and the name and telephone number of the Applicant's contact person. A copy of this written notification shall be provided to the City Manager's Office.
4. Participants shall observe all traffic control devices and traffic regulations unless otherwise directed by a uniformed police officer.
5. Applicant agrees that any pavement markings or signage required for this event will be done with prior approval of the City Traffic Engineering Division, and no permanent markings of any type will be permitted. Any signage and/or markings used must be removed immediately following the event.
  - a. Sidewalk chalk is acceptable for chalk art on public sidewalks OTHER THAN sidewalks in and adjacent to City parks.

- b. Chalk paint shall not be applied to any city street or sidewalk.
6. Applicant shall not obstruct the public sidewalk or impede normal pedestrian traffic. A minimum sidewalk clearance width of five (5) feet shall be maintained on all public sidewalks adjacent to the event site.
  7. Applicant shall comply with all existing parking regulations on all adjacent areas of public property.
  8. Applicant agrees that any signage required for this event will be done with prior approval of the City Building Services Division and any required permits will be obtained.
  9. Any vendor request to sell, offer or promote within the event area be subject to review of the NewBo City Market, subject to all applicable Municipal Codes, and subject to approval of the City Council.
  10. Applicant shall provide adequate rest room facilities.
  11. 3rd Street SE from 10th Avenue SE to 12th Avenue SE and 11<sup>th</sup> Avenue SE from 3<sup>rd</sup> Street to the end of the street (4<sup>th</sup> Street tracks) will be closed August 31, 2014 from 8:00 AM to 7:00 PM
  12. Applicant agrees upon completion of the events to clean up all areas associated with the events and to reimburse the City for damage to any portion of public property.
  13. No trails or sidewalks are closed for the event
  14. Applicant's insured traffic control contractor shall provide all barricades/traffic controls required by the City for the temporary street closure. All barricades/traffic controls must conform to the requirements of the Manual on Uniform Traffic Control Devices. Applicant shall provide the name and phone number of the company providing the barricades/traffic controls to the Police Department and Traffic Engineering one week prior to the event.
  15. If a canopy or tent is going to be used, a permit is required from the Cedar Rapids Fire Department.
  16. Applicant shall contact the Cedar Rapids Police Department at least 15 to 30 days prior to the event to hire off-duty police officers, as required by the Police Department to attend barricades at street closures, to assist with traffic control at designated intersections, and for event security. Contact Sgt. Mark Andries (319-286-5438) to arrange officers.
    - a. Applicant will be required to hire two (2) off duty Cedar Rapids Police Officers.  
Two (2) officers (\$49/hr) for eight (8) hours.  
Total estimated cost is \$784
  17. Applicant agrees to defend, indemnify, and save the City of Cedar Rapids harmless from all liability and place on file at the City Clerk's Office, a certificate of liability insurance with policy limits satisfactory to the City Council naming the City of Cedar Rapids, Iowa, and its employees as additional insured, insuring against any liability that may arise in connection with the activities held.
  18. The City reserves the right to revoke approval for any event date and/or route based upon a continuing evaluation of items including but not limited to safety, parking, traffic concerns, noise levels, etc., related to the event site and operation; or flood issues, conflicting street construction or other elements deemed hazardous to event attendees.

Passed this 22<sup>nd</sup> day of July, 2014.

RESOLUTION NO.

WHEREAS, Michelle Cole on behalf of Mercy Medical Center and General Mills, have requested approval to conduct the “Especially for You Race Against Breast Cancer”, a competitive 5K Run/Walk and a non-competitive 1 Mile Walk on separate courses on city streets starting at 7:30 AM until approximately 11:00 AM on Sunday, October 5, 2014, and

WHEREAS, the application includes a request to close the following streets for their event:

**Street Closures**

- Start line on 10th Street SE -- Close 10th Street SE from 3rd Avenue to Mt. Vernon Road SE/8th Avenue SE; prevent through traffic south of 3rd Avenue SE on 10th Street SE

10th Street SE will be reopened to race participants at Mt. Vernon Rd SE/8th Avenue SE at the start of the race to allow participants to use 10th Street SE to get to 12th Avenue SE

- Mt Vernon Rd SE will be closed west of 15th Street SE until after the start of the race. As soon as the participants have crossed Mt Vernon Rd SE/8th Avenue SE on 10th Street SE, Mt Vernon Rd SE will be reopened.

- **Family Fun Walk Course Route**

8th Avenue SE will be closed east of 6th Street SE during the race to allow to allow participants to cross 8th Avenue SE

-5k course route

8th Avenue SE will be closed west of 3rd Street SE during the race to allow to allow participants to cross 8th Avenue SE

-Finish lines on 3rd Avenue SE

3rd Avenue SE will be closed west of 7th Street SE for set up, during the race, and tear down after the race

6th Street SE will have a hard close on the north side of 2nd Avenue SE

6th Street SE will have a hard close on the north side of 4th Avenue SE during set up for race, but will be removed at the start of the race

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the request is approved subject to the following conditions:

1. Event opening ceremonies will start at 7:45 AM on 10th Street SE at Hall-Perrine Cancer Center. The races will start at 8 AM.
2. Race staging area for participants will be on the Mercy Medical Center property adjacent to 10th Street SE for the opening ceremonies and at Greene Square Park for announcements and entertainment.
3. The race route will be as follows:

- a) The 5K Run/Walk route: Start on 10th Street SE, south of 6th Avenue SE, proceed southeast on 10th Street SE to 12th Avenue SE, southwest on 12th Avenue SE to 4th Street SE, southeast on 4th Street SE to 14th Avenue SE, southwest on 14th Avenue SE to the 16th Avenue Bridge (Bridge of Lions) thence continue southwest across the bridge and continuing southwest on 16th Avenue SW to C Street SW, northwest on C Street SW to 12th Avenue SW, northeast on 12th Avenue SW to the 12th Avenue Bridge, thence continue northeast across the 12th Avenue Bridge and continuing northeast on 12th Avenue SE to 3rd Street SE, northwest on 3rd Street SE to 2nd Avenue SE, northeast on 2nd Avenue SE to 6th Street SE, southeast on 6th Street SE to 3rd Avenue SE, southwest on 3rd Avenue SE to the finish line at 5th Street SE.
- b) The Family Fun Walk Course route: Start on 10th Street SE, south of 6th Avenue SE, proceed southeast on 10th Street SE to 12th Avenue SE, southwest on 12th Avenue SE to 6th Street SE, northwest on 6th Street SE to 3rd Avenue SE, southwest on 3rd Avenue SE to the finish line at 5th Street SE.
4. For traffic and pedestrian safety purposes, the City Traffic Engineering Division will approve temporary "No Parking" signs, meeting City specifications, to be placed along the following streets for this event:
- on 10th Street SE from 8th Avenue SE to 12th Avenue SE, both sides
  - on 4th Street SE from 12th Avenue SE to 14th Avenue SE, west side
  - on 14th Avenue SE from 4th Street SE to 2nd Street SE, both sides
  - on 16th Avenue SE from the Bridge of Lions to C Street SW, both sides
  - on 3rd Street SE from 12th Avenue SE to 8th Avenue SE, both sides
  - on 6th Street SE from 12th Avenue SE to 5th Avenue SE, east side
- a. The appropriate signs, as specified by the Traffic Engineering Division, will be installed, maintained and removed by an insured traffic control contractor that will be hired and paid by Applicant. Signs shall be stake mounted and a minimum size of 24" X 18", spaced at a maximum distance of 75' apart on all listed streets.
- b. The temporary "No Parking" signs shall be installed by the traffic control contractor by 6:00 p.m. Saturday, October 4, 2014, and removed no later than Monday October 6, 2014.
- c. The Applicant shall provide advance written notification to adjacent property owners on the above named streets of the event dates and times and the temporary "No Parking" posting. A copy of the notice shall be provided to the Traffic Engineering Division prior to the event.
5. Applicant's insured traffic control contractor shall provide all barricades/traffic controls required by the City for the temporary street closure. All barricades/traffic controls must conform to the requirements of the Manual on Uniform Traffic Control Devices. Applicant shall provide the name and phone number of the company providing the barricades/traffic controls to the Police Department and Traffic Engineering one week prior to the event.
6. Applicant shall provide adequate restroom facilities for the event.
7. Applicant shall meet any additional requirements of the City concerning, but not limited to; parking, traffic control, officer requirements, trash dumpster and portable restroom facilities placement, and any other applicable requirements that may be prescribed by City Departments.
8. Applicant shall be responsible for receiving from each participant in the races an individual signed Waiver of Liabilities of the City of Cedar Rapids.
9. Applicant agrees that any pavement markings or signage required for this event will be done with prior approval of the City Traffic Engineering Division, and no permanent markings of

any type will be permitted. Any signage and/or markings used must be removed immediately following the event.

- a. Sidewalk chalk is acceptable for chalk art on public sidewalks OTHER THAN sidewalks in and adjacent to City parks.
  - b. Chalk paint shall not be applied to any city street or sidewalk.
10. Applicant and participants shall comply with all existing parking regulations on all adjacent areas of public property.
  11. Applicant agrees upon completion of the events to clean up all areas associated with the events and to reimburse the City for damage to any portion of public property.
  12. Applicant shall provide written notification of the event to all churches (to help minimize traffic conflicts between church service attendees and race participants), businesses and residences along the route (to help minimize traffic conflicts between motorists and race participants). Written notification shall include information on the race route, event date, start and finish times, and the name and telephone number of the Applicant's contact person. A copy of this written notification shall be provided to the City Manager's Office.
  13. Applicant shall provide adequate adult volunteers at all intersections and other locations as required by the Police Department to assist with walk event instructions, event monitoring, and event participant safety. Volunteers are NOT authorized to direct vehicular traffic at any time.
  14. Participants of the 1-mile walk and the 5k run/walk shall utilize public streets, as directed by a uniformed police officer.
  15. All equipment (stage, canopies, etc.) shall be set-up on Mercy Medical Center property prior to the start of the race to minimize loading and unloading vehicles while participants are arriving for the event, and on the streets surrounding Greene Spare Park for the vendor fair.
  16. Applicant will be responsible for contacting both the Union Pacific Railroad and the Cedar Rapids & Iowa City Railway to assure no conflicts will occur during the event at any railroad grade crossings that intersect with the race routes.
  17. Staking for tents/staging or other structures is prohibited. Tents or canopies must be stabilized by weighted means such as sandbags. Fencing or staking requests for large tents that penetrate the soil must be approved and coordinated with Economic Alliance staff at least one week prior to the event through an on-site meeting. Please contact the Economic Alliance at 319-431-3461 or [dhotka@cedarrapids.org](mailto:dhotka@cedarrapids.org) to set up a site meeting for irrigation system marking and staking request approval. Vehicles within the park are strictly prohibited. Vending on turf is restricted to 2 wheeled cart types, no vehicles or heavy equipment is allowed on turf, all products including grease and gray water must be disposed of offsite by the Vendor.
  18. Should Greene Square be available for this event, the daily park Fee of \$380.00 shall be paid one week prior to event. Please include the following on the check: "Greene Square Park 461000-101-164155) Direct Payment to: Ambroz Recreation Center, 2000 Mt Vernon Rd SE, Cedar Rapids 52403
  19. Participants shall observe all traffic control devices and traffic regulations unless otherwise directed by a uniformed police officer.
  20. Applicant shall obtain approvals from private property owners, appropriate utility companies, Park CR, Parks Department and Cedar Rapids Metro Economic Alliance for ribbon attachment at the various locations on the route.
  21. Applicant and participants shall not attach ribbons to any traffic signal, traffic signal support, traffic control sign or traffic control sign support, including but not limited to stop signs, yield signs, speed limit signs, parking signs and construction signs.

22. The attached ribbons shall not extend longer than two feet at any time, or extend into or over public streets, sidewalks, trails, etc. for public safety reasons.
23. Applicant agrees to remove all ribbons after the event.
24. Applicant shall contact the Cedar Rapids Police Department at least 15 to 30 days prior to the event to hire off-duty police officers, as required by the Police Department to attend barricades at street closures, to assist with traffic control at designated intersections, and for event security. Contact Sgt. Mark Andries (286-5438) to arrange officers.
  - Applicant will be required to hire forty-one (41) officers and two (2) commanders.
  - Three (3) officers (\$49/hr) six (6) hours
  - Thirty-eight (38) officers (\$49/hr) three (3) hours
  - Two (2) Commanders (\$54/hr) four (4) hours
  - Estimated total is \$6,900. The hours and estimated total is being submitted based on this route. If the route is altered, the cost may alter as well.
25. The City reserves the right to revoke or alter approval for any event date and/or route based upon a continuing evaluation of items including but not limited to safety, parking, traffic concerns, noise levels, etc., related to the event site and operation; or flood issues, conflicting street construction or other elements deemed hazardous to event attendees.
26. Applicant agrees to defend, indemnify, and save the City of Cedar Rapids harmless from all liability and place on file at the City Clerk's Office, a certificate of liability insurance with policy limits satisfactory to the City Council naming the City of Cedar Rapids, Iowa, and its employees as additional insured, insuring against any liability that may arise in connection with the activities held.

Passed this 22<sup>nd</sup> day of July, 2014.

## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** 7-22-14

**Submitting Department:** Solid Waste & Recycling

**Presenter at meeting:** Mark Jones

**Phone Number/Ext:** 4791

**Email:** [m.jones@cedar-rapids.org](mailto:m.jones@cedar-rapids.org)

**Alternate Contact Person:** Sarah

**Phone Number/Ext:** X4786

**Email:** [s.augustine@cedar-rapids.org](mailto:s.augustine@cedar-rapids.org)

### **Description of Agenda Item:**

1. Resolutions approving assessment actions:  
Intent to assess – Solid Waste & Recycling – clean-up costs – three properties.

### **Background:**

The Solid Waste and Recycling Division is responsible for abating garbage nuisances on public and private property. Under normal circumstances property owners receive a "Notice of Abatement" letter which allows them seven (7) days to correct the problem identified in the letter and its attachments. If a property owner fails to abate the nuisance, the Solid Waste and Recycling Division abates the nuisance and issues an invoices for services rendered.

Property owners have 30 days to pay their invoice. Failure to pay the invoice results in a "Intent to Assess" action against the property being prepared by the Solid Waste and Recycling Division and presented to City Council in the form of a Resolution.

Following the approval of the Intent to Assess Resolution, the property owner receives another mailing, which includes all the original documentation and a copy of the Intent to Assess Resolution. The property owner then has an additional 30 day period to pay their invoice. Failure to pay the outstanding invoice following the second 30 day period results in a "Levy Assessment" action against the property being prepared by the Solid Waste and Recycling Division and presented to City Council in the form of a Resolution.

Following approval of the "Special Assessment" Resolution, the nuisance abatement information is turned over to the Linn County Treasurer and the outstanding payment is levied against the property owner's taxes for collection.

### **Action / Recommendation:**

The Solid Waste and Recycling Division recommends that the Resolution for the Intent to Assess be approved.

### **Alternative Recommendation:**

The City Council could decide not to assess.

### **Time Sensitivity:**

**Resolution Date:** 7-22-14

**Estimated Presentation Time:** 0 Minutes

**Budget Information (if applicable):**

**Local Preference Policy** Applies  Exempt

**Explanation:**

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

INTENT TO ASSESS

WHEREAS, NUISANCE ABATEMENTS have been made among various properties within the City of Cedar Rapids, Iowa, and,

WHEREAS, the property owner has failed to pay the required invoice(s) sent out for costs associated with the nuisance abatement within the prescribed time period noted on the City's invoice, and,

WHEREAS, the City of Cedar Rapids may assess the cost of nuisance abatements against the property for failure to pay invoices, and

BE IT RESOLVED, by the City Council of the City of Cedar Rapids, Iowa, that the intent to assess against the property and for the amounts shown on the attached listing, will be made by the City Council after 30 days of the date passed, and notice was given by mailing to the owners of the described and enumerated tracts, 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 3:30 p.m., August 20, 2014.

Passed this 22nd day of July, 2014.

City of Cedar Rapids  
Solid Waste & Recycling Department  
Intent To Assess List  
7-18-14 - 7-18-14

Date	Customer #	GPN#/ Parcel	First Name	Last Name	House	Street	Quad	Lot	Block	Amount	Flood Zone
7/18/2014	A01853	142940901000000	Jeffrey W.	Frese	808	9th Ave	SW	6	13	\$ 299.75	
7/18/2014	A00466	141538601000000	Adu	Saarah-Mensah	1642	B Ave	NE	19	9	\$ 336.75	
7/18/2014	A00522	1422381016000000	Landon C.	Taylor	838	Camburn Ct	SE	12	8	\$ 413.75	
										<u>\$1,050.25</u>	

## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Solid Waste & Recycling

**Presenter at meeting:** Mark Jones

**Phone Number/Ext:** 4791

**Email:** [m.jones@cedar-rapids.org](mailto:m.jones@cedar-rapids.org)

**Alternate Contact Person:** Sarah

**Phone Number/Ext:** X4786

**Email:** [s.augustine@cedar-rapids.org](mailto:s.augustine@cedar-rapids.org)

### **Description of Agenda Item:**

Resolutions approving assessment actions:

- a. Levy Assessment – Solid Waste & Recycling – clean-up costs – one property.

Authorize the Solid Waste & Recycling Division to Levy Assessments (to lien various properties for delinquent nuisance abatements).

(Note: The Intent to Assess Resolution was approved at the Council Meeting on June 10, 2014.)

### **Background:**

The Solid Waste and Recycling Division is responsible for abating garbage nuisances on public and private property. The Solid Waste and Recycling Division also initiates the Special Assessment process whenever delinquent nuisance abatements are unpaid and after a Notice of Intent to Assess were mailed at least 30 days prior to this Special Assessment. Below are the steps taken for typical abatements:

- Initial inspection and photos taken
- Abatement letter and photos mailed out (property owner has 7 days to abate nuisance)
- Clean up is performed by Department, if nuisance is not cleaned up after 7 days
- Invoice mailed out
- Notice of Intent to Assess (authorized by the City Council) is mailed
- Special Assessment is approved by the City Council at least thirty days after the Intent to Assess is mailed

The Notice of Intent to Assess these properties were approved by Resolution No. 0710-06-14 passed on Jun 10, 2014.

Following approval of the "Levy Assessment" Resolution, the nuisance abatement information will be certified with the Linn County Treasurer. This becomes a "Special Assessment" against the properties and has equal precedence to property taxes.

### **Action / Recommendation:**

The Solid Waste and Recycling Division recommends that the Resolution to Levy Assessments be approved.

### **Alternative Recommendation:**

The City Council could decide not to assess.

### **Time Sensitivity:**

**Resolution Date:** 7-22-14

**Estimated Presentation Time:** 0 Minutes

**Budget Information (if applicable):**

**Local Preference Policy** Applies  Exempt   
**Explanation:**

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

RESOLUTION NO.

LEVY ASSESSMENT

WHEREAS, the City Council of the City of Cedar Rapids, Iowa, has heretofore passed a Resolution to assess property for the following:

NUISANCE ABATEMENTS

WHEREAS, a report of the cost of said abatements has been filed with the City Clerk and notice of assessment has been given to the property owners, now therefore

BE IT RESOLVED, by the City Council of the City of Cedar Rapids, Iowa, that there be and is hereby levied an assessment against the lots, parts of lots and parcels of ground for the amounts shown in said assessments, which invoiced listing attached is made a part of this resolution, and the names of the owners are shown thereon so far as practicable, and

BE IT FURTHER RESOLVED, that a copy of this resolution be certified to the County Treasurer in order that the said assessments may be collected in the same manner as property taxes.

Passed this 22nd day of July, 2014.

City of Cedar Rapids  
Solid Waste & Recycling Department  
Special Assessment List  
Service Dates: 5-24-14 - 5-24-14

Date	Customer #	GPN#/ Parcel	First Name	Last Name	House	Street	Quad	Lot	Block	Amount	Flood Zone
5/24/2014	A01692	142148001500000	718 4th Ave SE Residential Coop Inc		716	4th Ave	SE	8	60	\$ 369.75	
										<u>\$ 369.75</u>	



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Finance Department

**Presenter at meeting:** Casey Drew  
**Email:** [c.drew@cedar-rapids.org](mailto:c.drew@cedar-rapids.org)

**Phone Number/Ext:** 5097

**Alternate Contact Person:** Judy Jones  
**Email:** [j.jones2@cedar-rapids.org](mailto:j.jones2@cedar-rapids.org)

**Phone Number/Ext:** 5134

**Description of Agenda Item:**

Levy assessment – housing nuisance abatement charges – seven (7) properties.

**Background:**

The Finance Department is responsible for the billing and collection of charges incurred by Building Services to bring properties into compliance with Cedar Rapids Municipal Code Housing Chapter 29.

Notice of violation and abatement was issued for all properties. Costs were invoiced to the property owners, including notice that unpaid costs would be assessed against the property for collection in the same manner as property tax. The levied amount totals \$2190.95.

Following approval of the Special Assessment Resolution, the delinquent information will be filed with the Linn County Treasurer. This becomes a Special Assessment against the property and has equal precedence to property taxes.

**Action / Recommendation:**

The Finance Department recommends approval of the Resolution to levy Special Assessment.

**Alternative Recommendation:**

Should the City Council decide not to approve the resolution, the City may not be reimbursed for work performed.

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minutes

**Budget Information (if applicable):** Building Services

**Local Preference Policy** Applies  Exempt

**Recommended by Council Committee** Yes  No  N/A

RESOLUTION NO.

WHEREAS, the Finance Department requests the City Council of the City of Cedar Rapids, Iowa, approve a Resolution of Special Assessment on seven (7) properties for nuisance abatement according to Municipal Code Housing Chapter 29;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that there be and is hereby levied an assessment against the lots, parts of lots, and parcels of ground for a total amount of \$2190.95, as shown below, which have been invoiced and are on file with the Finance Department, and

BE IT FURTHER RESOLVED, that a copy of this resolution be filed with the Linn County Treasurer in order that the said assessment may be collected in the same manner as property taxes.

#	Service Location	Name	Amount	Service Date	GPN	Invoice
1	2700 A AVE NE	Chad M Byers	115.85	04/10/14- 04/10/14	141422801900000	CED_00038369
2	1202 M ST SW	Royce Alger	265.00	05/03/13- 07/10/13	142835500100000	CED_00038370
3	605 H AVE NW	Andy & Tawnya M Eyrich	297.75	02/20/14- 03/10/14	142048200200000	CED_00038376
4	617 17TH ST SE	Allen L Ulferts	234.12	10/23/13- 01/02/14	142245300100000	CED_00038377
5	1372 22ND AVE SW	Sarah A Beltz	351.18	09/23/13- 06/19/14	143228101700000	CED_00038378
6	618 G AVE NW	MDA Fund VIII LLC	783.26	08/09/13- 06/19/14	142048201400000	CED_00038384
7	1509 B AVE NE	Jeramie J Cadle Et Al	143.79	02/19/14- 02/25/14	142223100400000	CED_00038385

Passed this 22nd day of July, 2014.



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Finance Department

**Presenter at meeting:** Casey Drew  
**Email:** [c.drew@cedar-rapids.org](mailto:c.drew@cedar-rapids.org)

**Phone Number/Ext:** 5097

**Alternate Contact Person:** Judy Jones  
**Email:** [j.jones2@cedar-rapids.org](mailto:j.jones2@cedar-rapids.org)

**Phone Number/Ext:** 5134

**Description of Agenda Item:**

Levy Special Assessments for delinquent weed mowing charges - 17 properties.

**Background:**

The Finance Department is responsible for the billing and collection of charges incurred by the Public Works Maintenance Division to bring properties into compliance with Cedar Rapids Municipal Code Chapter 21.13, and Ordinance 046-12 (Weeds).

Between May 13, 2014 and May 29, 2014, seventeen (17) property owners did not submit payment for invoices issued due to a violation of the City's weed ordinance. Property owners were notified by letter that if payment was not made the charges would be levied against their property and collected in the same manner as property taxes. The levied amount totals \$2371.50.

Following approval of the Special Assessment Resolution, the delinquent information will be filed with the Linn County Treasurer. This becomes a Special Assessment against the properties and has equal precedence to property taxes.

**Action / Recommendation:**

The Finance Department recommends approval of the Resolution to levy Special Assessments.

**Alternative Recommendation:**

Should the City Council decide not to approve the resolution, the City will not be reimbursed for work performed by the contractor and paid for by the City.

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minutes

**Budget Information (if applicable):** PW Operating – Roadside Vegetation Mgmt

**Local Preference Policy** Applies  Exempt

**Recommended by Council Committee** Yes  No  N/A

RESOLUTION NO.

WHEREAS, the Finance Department requests the City Council of the City of Cedar Rapids, Iowa, approve a Resolution of Special Assessment on seventeen (17) properties in violation of the City's Weed Ordinance 046-12 and the Municipal Code Chapter 21.13;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that there be and is hereby levied an assessment against the lots, parts of lots, and parcels of ground for a total amount of \$2371.50, as shown below, and which have been invoiced and are on file with the Finance Department, and

BE IT FURTHER RESOLVED, that a copy of this resolution be filed with the Linn County Treasurer in order that the said assessments may be collected in the same manner as property taxes.

#	Service Location	Name	Amount	Service Date	GPN	Invoice
1	1222 22ND AVE SW	Donna J Conner	139.50	5/13/2014	143228001000000	STW_000 37830
2	1420 9TH ST SW	Anthony C Russell Trustee	139.50	5/13/2014	143210300400000	STW_000 37831
3	51 33RD AVE SW	Weather Shield Corp	139.50	5/13/2014	190417700600000	STW_000 37832
4	2806 SOUTHLAND ST SW	Miguel M & Megan L Miller	139.50	5/29/2014	143347702700000	STW_000 37840
5	653 16TH AVE SW	Duane H & Barbara J Pratt	139.50	5/13/2014	143210701000000	STW_000 37850
6	1323 M ST SW	Pam Sarin	139.50	5/14/2014	142838500500000	STW_000 37851
7	1372 22ND AVE SW	Sarah A Beltz	139.50	5/22/2014	143228101700000	STW_000 37852
8	1330 20TH AVE SW	Adam J Kraus	139.50	5/22/2014	143227701700000	STW_000 37853
9	821 10TH AVE SE	Johnnie P Dickson Estate	139.50	5/22/2014	142723500200000	STW_000 37854
10	1026 10TH AVE SE	Willie C & Arnie J Jones	139.50	5/22/2014	142720302600000	STW_000 37855

#	Service Location	Name	Amount	Service Date	GPN	Invoice
11	2159 LINDEN DR SE	Robert K Miell	139.50	5/23/2014	142322900200000	STW_000 37856
12	2410 HELEN CT SE	Danny R Hartman Jr	139.50	5/23/2014	143542702200000	STW_000 37857
13	1634 14TH AVE SE	Shawn M McMurrin	139.50	5/23/2014	142715301400000	STW_000 37858
14	235 27TH ST NW	George Grubich Jr & Betty M Grubich	139.50	5/24/2014	143027700600000	STW_000 37859
15	526 7TH AVE SW	Hawkins Properties LLC	139.50	5/29/2014	142833000700000	STW_000 37867
16	1702 13TH AVE SW	David P Murphy	139.50	5/29/2014	142935702400000	STW_000 37868
17	926 M ST SW	Parry Saroya	139.50	5/29/2014	142835101600000	STW_000 37869

Passed this 22nd day of July, 2014.

**Council Agenda Item Cover Sheet**

**Consent Agenda**       **Regular Agenda**

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Utilities – Water Division

**Presenter at meeting:** Steve Hershner    **Phone No.:** 5281    **E-mail:** [s.hershner@cedar-rapids.org](mailto:s.hershner@cedar-rapids.org)

**Alternate Contact:** Kevin Kirchner      **Phone No.:** 5902    **E-mail:** [k.kirchner@cedar-rapids.org](mailto:k.kirchner@cedar-rapids.org)

**Description of Agenda Item:**

Resolutions approving assessment actions:

- a. Intent to assess – Utilities – Water Division – delinquent municipal utility bills – 24 properties; CIP/DID #OB

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:** 7/22/14

**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 26<sup>th</sup> day of August, 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., August 26, 2014.

Passed this 22<sup>nd</sup> day of July, 2014.

**LIEN INTENTS (SPECIAL ASSESSMENTS) 7/22/14**

		<b>LIEN INTENTS 722/14</b>	
<b>#</b>		<b>Balance Due</b>	<b>Premise Address</b>
1		\$ 146.03	77 FLORIDA AVE SW
2		\$ 95.15	220 18TH ST NE
3		\$ 97.67	224 NORTHLAND CT NE
4		\$ 108.80	515 40TH ST NE
5		\$ 325.60	516 14TH ST SE
6		\$ 209.53	721 F AVE NW
7		\$ 117.53	821 E AVE NW
8		\$ 196.23	925 60TH AVE SW
9		\$ 97.13	1309 22ND AVE SW
10		\$ 231.87	1524 7TH AVE SE
11		\$ 277.43	1541 4TH AVE SE
12		\$ 201.78	1552 C AVE NE
13		\$ 157.64	1616 N ST SW
14		\$ 351.74	1805 4TH AVE SE
15		\$ 82.84	1816 5TH AVE SE
16		\$ 176.79	2503 LINWOOD ST SW
17		\$ 345.19	2412 C AVE NE
18		\$ 144.56	3102 BOWLING ST SW
19		\$ 224.38	3132 CARROLL DR SE
20		\$ 166.62	3565 STONE VIEW CIR SW
21		\$ 308.36	4130 RIVERSIDE DR NE
22		\$ 196.45	5212 PINE GROVE DR NE
23		\$ 85.21	7411 FOX CT NE
24		\$ 150.25	7540 NORMANDY DR NE
		<b>\$ 4,494.74</b>	<b>Grand Total</b>
		<b>24</b>	<b>Number of Properties</b>
		<b>\$ 82.84</b>	<b>Balance Due - Low</b>
		<b>\$ 351.74</b>	<b>Balance Due - High</b>



## Council Agenda Item Cover Sheet

**Consent Agenda**       **Regular Agenda**

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Utilities – Water Division

**Presenter at meeting:** Steve Hershner    **Phone No.:** 5281    **E-mail:** [s.hershner@cedar-rapids.org](mailto:s.hershner@cedar-rapids.org)

**Alternate Contact:** Kevin Kirchner      **Phone No.:** 5902    **E-mail:** [k.kirchner@cedar-rapids.org](mailto:k.kirchner@cedar-rapids.org)

**Description of Agenda Item:**

Resolutions approving assessment actions:

- a. Levy assessment – Utilities – Water Division – delinquent municipal utility bills – 12 properties.  
CIP/DID #OB1241416

The property address listing is included with the resolution. [**Note:** The Intent to Assess Resolution was approved at the June 10<sup>th</sup> Council Meeting.]

**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 Utilities Department – Water Division initiates the Special Assessment process whenever delinquent utility balances are unpaid; collection efforts have been ignored; and active services have been terminated. After Council approves the Intent to Assess resolution, a Notice of Intent to Assess letter is mailed to the customer at least 30 days prior to this Special Assessment.

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 to the customer
- Special Assessment is approved by the City Council at least thirty days after the Intent to Assess letter is mailed

The Notice of Intent to Assess these properties was approved by City Council Resolution No. 0711-06-14 on June 10, 2014.

Following approval of the "Special Assessment" Resolution, the delinquent municipal utility information will be certified with the Linn County Treasurer. This becomes a "Special Assessment" against the properties and has equal precedence to property taxes.

**Action / Recommendation:** The Utilities Department – Water Division recommends that the Resolution to levy Special Assessments be approved.

**Alternative Recommendation (if applicable):** The City Council could decide not to assess delinquent utility bills or they could approve routine "special assessments" as a motion item and eliminate the need for a resolution.

**Time Sensitivity:** N/A

**Resolution Date:** 7/22/14

**Estimated Presentation Time:** 0 Minutes

**Budget and Purchase Process Information (if applicable):** N/A

**Local Preference Policy**      Applies       Exempt

**Explanation:** N/A

**Recommended by Council Committee**

Yes       No       N/A

**Explanation (if necessary):** N/A

RESOLUTION NO.

**SPECIAL ASSESSMENTS**

WHEREAS, the City Council of the City of Cedar Rapids, Iowa has heretofore passed a Resolution of Intent to Assess various properties in the City of Cedar Rapids, Iowa for delinquent municipal utility service charges (water, sewer and storm sewer), penalties and Iowa sales tax, and

WHEREAS, a listing of the various properties for said delinquent utility service charges has been filed with the City Clerk and notice of assessment has been given to the property owners.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that there be and is hereby levied an assessment against various properties for the amounts shown on the attached listing and made a part of this resolution, and

BE IT FURTHER RESOLVED, that a copy of this resolution be certified to the County Treasurer in order that the said assessments may be collected in the same manner as property taxes.

Passed this 22<sup>nd</sup> day of July, 2014.

**SPECIAL ASSESSMENTS (TO BE LIENED) 7-22-14**

<b>SPECIAL ASSESSMENTS 7-22-14</b>			
<b>LIEN INTENTS 6/10/14</b>			
<b>#</b>	<b>Balance Due</b>	<b>Premise Address</b>	
1	\$ 227.54	201 24TH ST NW	
2	\$ 122.91	511 17TH ST SE	
3	\$ 306.55	629 ELLIS BLVD NW	
4	\$ 285.40	706 2ND AVE SW	
5	\$ 331.26	727 DOWS RD SE	
6	\$ 247.29	811 D AVE NW	
7	\$ 231.90	995 EASTERN DR SE	
8	\$ 246.52	1555 4TH AVE SE	
9	\$ 224.80	3119 IDAHO ST SE	
10	\$ 161.86	3124 SIDNEY ST SE	
11	\$ 214.42	3432 STONE VIEW CIR SW	
12	\$ 161.73	4036 VINE AVE SE	
	<b>\$ 2,762.18</b>	<b>Grand Total</b>	
	<b>12</b>	<b>Number of Properties</b>	
	<b>\$ 122.91</b>	<b>Balance Due - Low</b>	
	<b>\$ 331.26</b>	<b>Balance Due - High</b>	



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Tony Lerud

**Phone Number/Ext:** 319 286-5817

**Email:** [a.lerud@cedar-rapids.org](mailto:a.lerud@cedar-rapids.org)

**Alternate Contact Person:** Paula Mitchell

**Phone Number/Ext:** 319 286-5852

**Email:** [p.mitchell@cedar-rapids.org](mailto:p.mitchell@cedar-rapids.org)

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

Resolutions authorizing execution of Development Agreements and Special Warranty Deeds for City-owned property participating in the fourth round of the Single Family New Construction Program (**FLOOD**). CIP/DID #OB540257

- a. Cedar Valley Habitat for Humanity, Inc. for property at 324 7<sup>th</sup> Street SW
- b. Neighborhood Development Corporation of Cedar Rapids, Inc. for property at 518 B Avenue NW

### **Background:**

The resolutions for City Council consideration provide for the execution of Development Agreements and deeds with the above listed developers and associated properties through the fourth round of the Single Family New Construction Program, known locally as the ROOTs program. The properties have been awarded through a competitive proposal process and the City and developers are ready to execute the Development Agreements and deeds to allow construction on the homes to begin. To date, 160 such agreements and deeds for City property have been executed for the ROOTs program.

Highlights of the terms and conditions contained in the Development Agreements are as follows:

- a. Property is being conveyed to the qualified developer based on the investment provided by the developer in the construction of a single-family home;
- b. Developer agrees to commence construction within one year of the execution of the agreement and complete all projects prior to the end of the program in December 2014;
- c. Developer is responsible to resolve conflicts with adjacent property owners and purchasers that might result from the construction project;
- d. Developer is responsible for maintaining the property in accordance with all City and state codes;
- e. Developer shall comply with all program requirements pertaining to the sale of the property to a qualified buyer.

On October 8, 2013, by Resolution No. 1591-10-13, the City Council approved the Administrative Plan for the fourth round of the Single Family New Construction (SFNC) Program. The administrative plan limits development of homes to lots within the "Neighborhood Revitalization Area" of the flood inundation area. The administrative plan further directs the use of 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, members of the Home Builders Association, and the Neighborhood Planning Process Steering Committee evaluated the proposals based on:

- financial and performance capacity;
- experience with projects of similar scope;
- architectural design;
- compatibility with the existing neighborhood;
- green building practices; and
- marketing plan.

A total of 103 properties were identified by 26 developers in the current phase of property allocation for this program.

**Action / Recommendation:**

City staff recommends approval of the resolutions.

**Alternative Recommendation:**

City Council may table the items and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minutes

**Budget Information (if applicable):** N/A

**Local Preference Policy** Applies  Exempt  N/A

**Explanation:** Federal grant funds

**Recommended by Council Committee** Yes  No  N/A

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT  
AND SPECIAL WARRANTY DEED WITH CEDAR VALLEY HABITAT FOR  
HUMANITY, INC. FOR CITY-OWNED PROPERTY AT 324 7<sup>TH</sup> STREET SW  
PARTICIPATING IN THE FOURTH ROUND OF THE SINGLE FAMILY NEW  
CONSTRUCTION PROGRAM

WHEREAS, on October 8, 2013, the City Council passed Resolution 1591-10-13 approving the administrative plan and local program guidelines for the fourth phase of the Single Family New Construction Program (SFNC); and

WHEREAS, the guidelines adopted in the administrative plan for the SFNC program limited redevelopment sites to private and City owned lots within the Neighborhood Revitalization Area of the flood inundation area; and

WHEREAS, the City purchased property at 324 7<sup>th</sup> Street SW through the Voluntary Property Acquisition Program using federal Community Development Block Grant (CDBG) dollars; and

WHEREAS, the City published a Notice of Public Hearing in the Cedar Rapids Gazette on August 13, 2013 regarding the disposition of the City-owned property in accordance with Iowa Code; and

WHEREAS, a public hearing was held on August 27, 2013 on the possible disposition of this property in accordance with Iowa Code; and

WHEREAS, the City Council has determined that the private investment made by the Developer to construct a single-family dwelling on City-owned property constitutes good, adequate, fair and valuable consideration for the property; and

WHEREAS, the City and Developer have come to mutual agreement as to the terms and conditions of the Development Agreement which is now ready for execution on behalf of the City;

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 are hereby authorized to execute the Development Agreement with Cedar Valley Habitat for Humanity, Inc.

BE IT FURTHER RESOLVED that the City Manager and City Clerk are hereby authorized to execute a Special Warranty Deed effectuating the conveyance of property in accordance with the Development Agreement and that the resolution and Special Warranty Deed be recorded in the Office of the Linn County Recorder.

Passed this 8<sup>th</sup> Day of July, 2014

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT  
AND SPECIAL WARRANTY DEED WITH NEIGHBORHOOD DEVELOPMENT  
CORPORATION OF CEDAR RAPIDS, INC. FOR CITY-OWNED PROPERTY AT  
518 B AVENUE NW PARTICIPATING IN THE FOURTH ROUND OF THE SINGLE  
FAMILY NEW CONSTRUCTION PROGRAM

WHEREAS, on October 8, 2013, the City Council passed Resolution 1591-10-13 approving the administrative plan and local program guidelines for the fourth phase of the Single Family New Construction Program (SFNC); and

WHEREAS, the guidelines adopted in the administrative plan for the SFNC program limited redevelopment sites to private and City owned lots within the Neighborhood Revitalization Area of the flood inundation area; and

WHEREAS, the City purchased property at 518 B Avenue NW through the Voluntary Property Acquisition Program using federal Community Development Block Grant (CDBG) dollars; and

WHEREAS, the City published a Notice of Public Hearing in the Cedar Rapids Gazette on February 11, 2015 regarding the disposition of the City-owned property in accordance with Iowa Code; and

WHEREAS, a public hearing was held on February 25, 2014 on the possible disposition of this property in accordance with Iowa Code; and

WHEREAS, the City Council has determined that the private investment made by the Developer to construct a single-family dwelling on City-owned property constitutes good, adequate, fair and valuable consideration for the property; and

WHEREAS, the City and Developer have come to mutual agreement as to the terms and conditions of the Development Agreement which is now ready for execution on behalf of the City;

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 are hereby authorized to execute the Development Agreement with Neighborhood Development Corporation of Cedar Rapids, Inc.

BE IT FURTHER RESOLVED that the City Manager and City Clerk are hereby authorized to execute a Special Warranty Deed effectuating the conveyance of property in accordance with the Development Agreement and that the resolution and Special Warranty Deed be recorded in the Office of the Linn County Recorder.

Passed this 22<sup>nd</sup> Day of July, 2014



## Council Agenda Item Cover Sheet

**Consent Agenda**       **Regular Agenda**

**Council Date:** July 22, 2014

**Submitting Department:** Utilities - Water Division

**Presenter at meeting:** Steve Hershner    **Phone No.:** 5281    **E-mail:** [SteveHe@cedar-rapids.org](mailto:SteveHe@cedar-rapids.org)

**Alternate Contact:** Ken Russell            **Phone No.:** 5926    **E-mail:** [k.russell@cedar-rapids.org](mailto:k.russell@cedar-rapids.org)

**Description of Agenda Item:**

Resolutions accepting various subdivision improvements, approving Maintenance Bonds and/or authorizing reimbursements:

- a. Water system improvements installed in Stoney Point 24<sup>th</sup> Addition and approving the 2-Year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$68,165. CIP/DID #2013048-01.

**Background:**

Developers/Contractors are required to furnish and install water distribution systems to serve new developments. Upon completion of these public system improvements, a maintenance bond is required, covering the first two years in service.

The Developer, Midwest Development Company, was granted permission by the Water Division to install 8-inch water mains, services, and appurtenances in Stoney Point 24<sup>th</sup> Addition (Project No. 2013048). The Contractor, Rathje Construction Co., has installed 1,648 feet of 8-inch DIP water main, services and appurtenances on Stone Terrace Drive, Grey Slate Drive and Stone Meadow Drive SW.

The Water Division has inspected the referenced improvements and found them to be installed in accordance with the approved Plans and Specifications, and in good working condition.

**Action/Recommendation:**

The Utilities Department – Water Division is recommending acceptance of the water system improvements installed for Stoney Point 24<sup>th</sup> Addition (Project No. 2013048) and, the Contractor's 2-year Maintenance Bond (#54196323) in the amount of \$68,165 submitted by Rathje Construction Co.

**Alternative Recommendation:**

There is no alternative recommendation but an alternative action is to not accept this phase of the project. If this phase is not accepted, it cannot be closed out and the 2-year maintenance bond period cannot begin and the City could be subject to claims since the Contractor has completed this phase of the project.

**Time Sensitivity:** None, routine item

**Resolution Date:** 07/22/2014

**Estimated Presentation Time:** 0 Minute(s)

**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.

WHEREAS, Midwest Development Company, was granted permission to install 1,648 feet of 8-inch DIP water main, services and appurtenances on Stone Terrace Drive, Grey Slate Drive and Stone Meadow Drive SW, all in STONEY POINT 24<sup>TH</sup> ADDITION (Project No. 2013048) to the City of Cedar Rapids, Iowa, by the Cedar Rapids Utilities Department – Water Division, and

WHEREAS, said work has now been completed and Rathje Construction Co., of Marion, Iowa, as Principal, has filed a Maintenance Bond executed by United Fire & Casualty Company, as Surety, in the sum of \$68,165 (Sixty Eight Thousand One Hundred Sixty Five Dollars and 00/100) covering said work.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the water main, services and appurtenances installed in STONEY POINT 24<sup>TH</sup> ADDITION (Project No. 2013048) be hereby accepted, and

BE IT FURTHER RESOLVED that the 2-Year Maintenance Bond filed by Rathje Construction Co., as Principal, and United Fire & Casualty Company, as Surety, be hereby approved and filed with the City of Cedar Rapids Finance Director.

Passed this 22<sup>nd</sup> day of July, 2014.



## **Council Agenda Item Cover Sheet**

**Consent Agenda**       **Regular Agenda**

**Council Date:** July 22, 2014

**Submitting Department:** Utilities - Water Division

**Presenter at meeting:** Steve Hershner    **Phone No.:** 5281    **E-mail:** [SteveHe@cedar-rapids.org](mailto:SteveHe@cedar-rapids.org)

**Alternate Contact:** Ken Russell            **Phone No.:** 5926    **E-mail:** [k.russell@cedar-rapids.org](mailto:k.russell@cedar-rapids.org)

### **Description of Agenda Item:**

Resolutions accepting various subdivision improvements, approving Maintenance Bonds and/or authorizing reimbursements:

- a. Water system improvements installed in Hawks Point 5<sup>th</sup> Addition and approving the 2-Year Maintenance Bond (#54197962) submitted by Borst Brothers Construction, Inc. in the amount of \$35,226. CIP/DID #2014049-01.

### **Background:**

Developers/Contractors are required to furnish and install water distribution systems to serve new developments. Upon completion of these public system improvements, a maintenance bond is required, covering the first two years in service.

The Developer, Thomas Dostal Developers Inc., was granted permission by the Water Division to install 8-inch water mains, services, and appurtenances in Hawks Point 5th Addition (Project No. 2014049). The Contractor, Borst Brothers Construction Inc., has installed 755 feet of 8-inch DIP water main, services and appurtenances on Ruhd Street and James Parkway SW.

The Water Division has inspected the referenced improvements and found them to be installed in accordance with the approved Plans and Specifications, and in good working condition.

### **Action/Recommendation:**

The Utilities Department – Water Division is recommending acceptance of the water system improvements installed for Hawks Point 5<sup>th</sup> Addition (Project No. 2014049), the Contractor's 2-year Maintenance Bond (#54197962) in the amount of \$35,226 submitted by Borst Brothers Construction, Inc.

### **Alternative Recommendation:**

There is no alternative recommendation but an alternative action is to not accept this phase of the project. If this phase is not accepted, it cannot be closed out and the 2-year maintenance bond period cannot begin and the City could be subject to claims since the Contractor has completed this phase of the project.

**Time Sensitivity:** None, routine item

**Resolution Date:** 07/22/2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):** N/A

**Local Preference Policy**    Applies     Exempt

### **Explanation:**

**Recommended by Council Committee**    Yes     No     N/A

**Explanation (if necessary):**

WTR  
AUD FILE  
ENG  
FIN  
THOMAS DOSTAL  
BORST  
2013049-01

RESOLUTION NO.

WHEREAS, Thomas Dostal Developers Inc., was granted permission to install 755 feet of 8-inch DIP water main, services and appurtenances on Ruhd Street and James Parkway SW, all in HAWKS POINT 5<sup>TH</sup> ADDITION (Project No. 2014049) to the City of Cedar Rapids, Iowa, by the Cedar Rapids Utilities Department – Water Division, and

WHEREAS, said work has now been completed and Borst Brothers Construction, Inc., of Marion, Iowa, as Principal, has filed a Maintenance Bond executed by United Fire & Casualty Company, as Surety, in the sum of \$35,226 (Thirty Five Thousand Two Hundred Twenty Six Dollars and 00/100) covering said work.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the water main, services and appurtenances installed in HAWKS POINT 5<sup>TH</sup> ADDITION (Project No. 2014049) be hereby accepted, and

BE IT FURTHER RESOLVED that the 2-Year Maintenance Bond filed by Borst Brothers Construction, Inc., as Principal, and United Fire & Casualty Company, as Surety, be hereby approved and filed with the City of Cedar Rapids Finance Director.

Passed this 22<sup>nd</sup> day of July, 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

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

**Phone Number/Extension:** 5258

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

Resolution accepting project, authorizing final payment in the amount of \$98,233.95 and approving the One-Year Performance Bond submitted by Garling Construction, Inc. for the Cedar Rapids Fire Station No. 3 project (original contract amount was \$1,899,000; final contract amount is \$1,964,679). CIP/DID #308141-20

**Background:**

Construction has been substantially completed by Garling Construction, Inc. for the Cedar Rapids Fire Station No. 3 project. This is an approved Capital Improvements Project (CIP No. 308141-20) with a final construction contract amount of \$1,964,679. 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 \$98,233.95.

**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, one-year warranty 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:** July 22, 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

RESOLUTION NO.

WHEREAS, the Public Works Director / City Engineer certifies construction contract work on the Cedar Rapids Fire Station No. 3 project (Contract No. 308141-20), has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond, dated September 25, 2012 in the amount of \$1,899,000 covering said work filed by Garling Construction, Inc. and executed by United Fire & Casualty Company provides a one-year correction period for defects in materials and workmanship, and

WHEREAS, the final cost summary 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	24,987
Change Order No. 4	<u>11,926</u>
Amended Contract Amount	\$1,964,679

, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the one-year correction period as provided by the Performance Bond began on December 27, 2013.

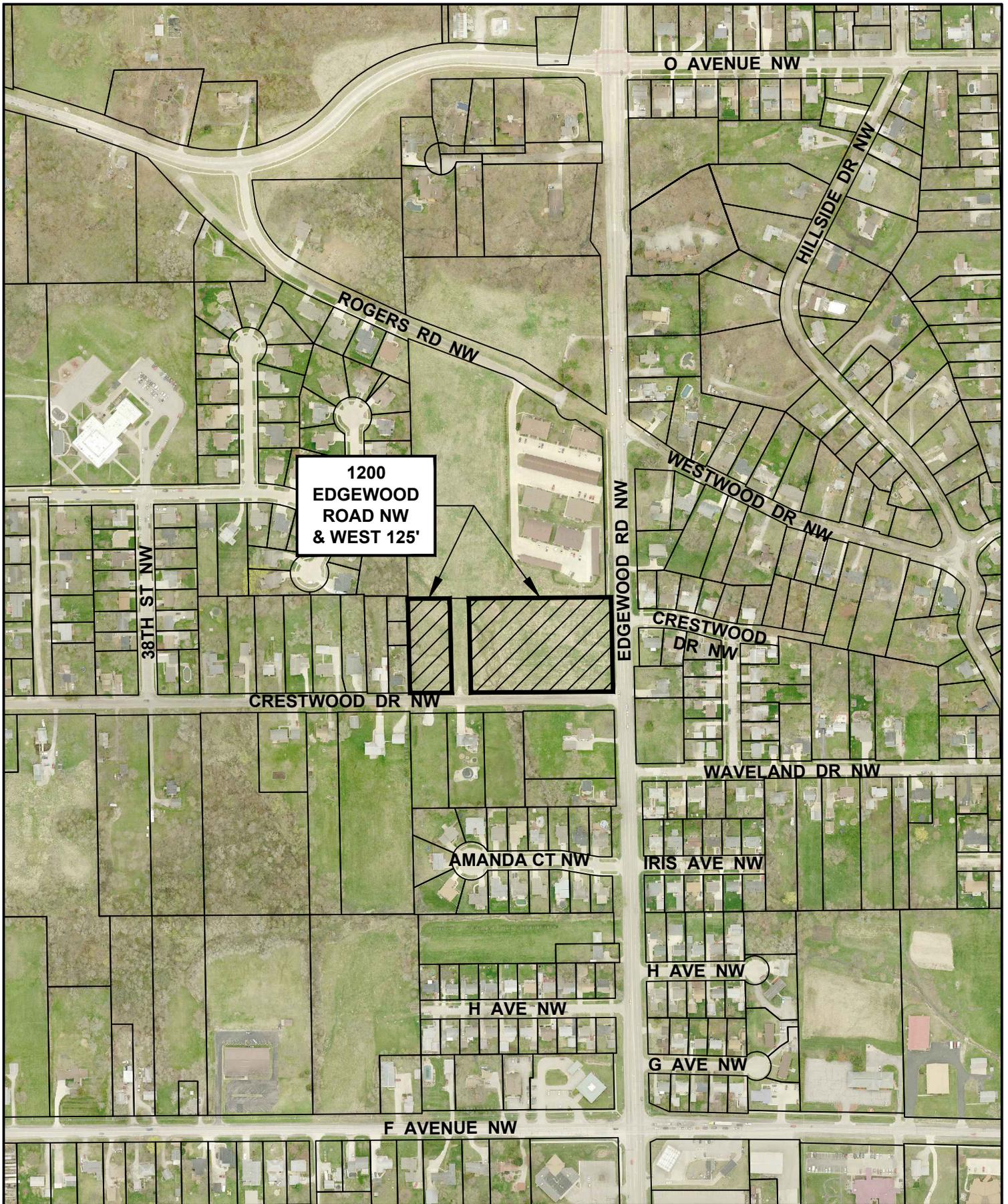
BE IT FURTHER RESOLVED that based on the Public Works Director / City Engineer's recommendation, the Cedar Rapids Fire Station No. 3 project, (Contract No. 308141-20) be and the same is hereby accepted as being substantially completed, and the City of Cedar Rapids Finance Director is authorized and directed to issue a warrant in the sum of \$98,233.95 to Garling Construction, Inc. as final payment.

The final contract price is \$1,964,679 distributed as follows: \$1,964,679 552000-308-308000-308141

, 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 22<sup>nd</sup> day of July, 2014.



1200  
EDGEWOOD  
ROAD NW  
& WEST 125'



**FIRE STATION NUMBER 3**  
**1200 EDGEWOOD ROAD AND WEST 125'**





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Kevin Vrchoticky  
**E-mail Address:** k.vrchoticky@cedar-rapids.org

**Phone Number/Extension:** 5896

**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 fixing value of lots for the construction of the 2015 Sidewalk Infill Project. CIP/DID #3012074-00

### Background:

This project will construct sidewalk in infill locations to remove gaps between existing sidewalks. The majority of these locations are beyond the 5-year allowable grace period for when sidewalks are required to be installed per the Subdivision Ordinance, or fulfill conditions of a sidewalk Petition and Assessment Agreement.

When infrastructure construction by the City has benefited undeveloped land, it has been the City's practice to charge adjacent lands for benefit they receive, via special assessment. If not assessed, the City is essentially financing development construction and increasing property value at the cost of taxpayers. City Council passed the first, preliminary resolution for the construction of improvements on July 8, 2014.

The proposed resolution before City Council is the second resolution in a series of resolutions (as shown on attached flow chart), which will lead to an assessment public hearing on this project. This resolution establishes the lot valuations as shown on the attached schedule under the column "Property Valuations". Per Iowa Code, a special assessment levied cannot exceed 25 percent of the lot valuation. A valuation must be the present fair market value of the property with the proposed public improvement completed. Developed parcels are recommended to use the City Assessor property value. Undeveloped parcels on the schedule have a recommended valuation based on the surrounding lots assessed land value. The next resolution, should the Council proceed with the process, will adopt the preliminary assessment plat and schedule.

### Action / Recommendation:

The Public Works Department recommends adoption of the Resolution Fixing Value of Lots for the Construction of the 2015 Sidewalk Infill Project.

### Alternative Recommendation (if applicable):

As an aid in determining valuations, the Council may appoint a committee of three persons skilled in the knowledge of real estate values within the city to appraise the present fair market value of each lot within a district and to file a written report of its appraisals with the council.

If resolution is not adopted, the assessment will not proceed. The project will then require funding by general obligation funds, or the project abandoned.

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):** CIP No. 3012074

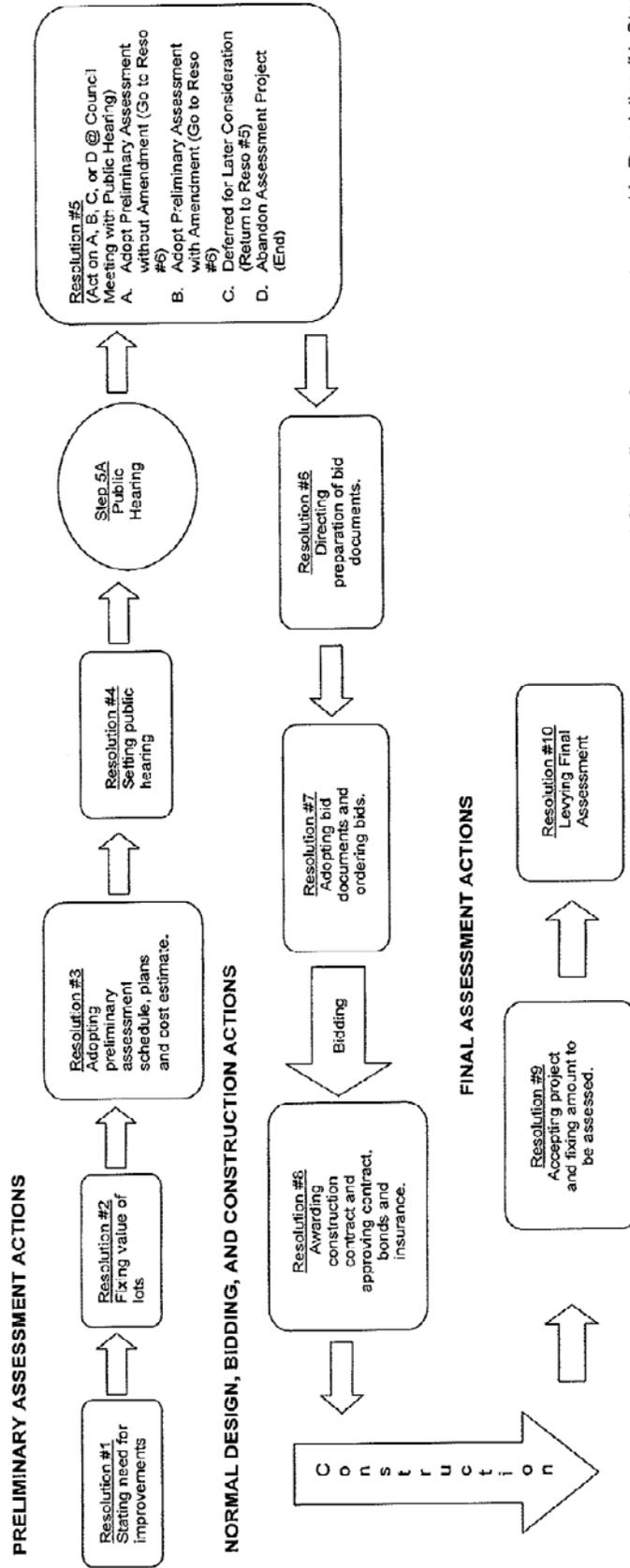
**Local Preference Policy:** Applies  Exempt

**Explanation:** Project is for sidewalk construction. In accordance with Code of Iowa, if bids are solicited and received, City Council must either award contract to the lowest responsive, responsible bidder or reject all bids.

**Recommended by Council Committee:** Yes  No  N/A

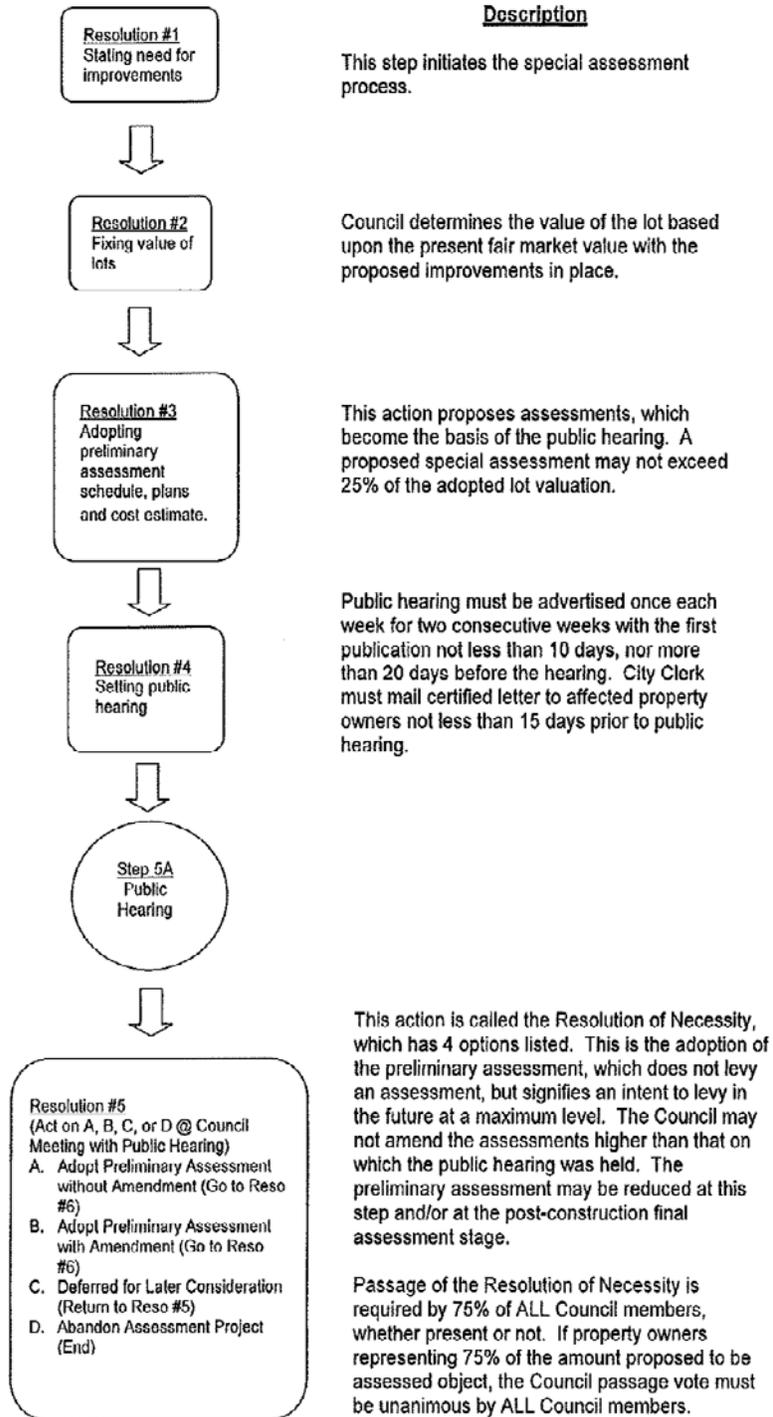
**Explanation** (if necessary):

**FLOWCHART FOR CITY COUNCIL ACTIONS IN SPECIAL ASSESSMENT PROCESS\*  
SUMMARY**



\* Sidewalk repair assessments may skip Resolution #4, Step 5A, Resolution #5, and Resolution #6.

**CITY COUNCIL ACTIONS IN SPECIAL ASSESSMENT PROCESS  
PRELIMINARY ASSESSMENT**



UPDATED 8.29.07

RESOLUTION NO.

RESOLUTION FIXING VALUES OF LOTS FOR THE CONSTRUCTION OF  
2015 SIDEWALK INFILL PROJECT  
(CIP NO. 3012074)

WHEREAS, this Council after full investigation has arrived at a determination of the value of each lot located within the 2015 Sidewalk Infill Project, said valuation being set forth in the attached "Property Valuations", under the column therein headed "Property Valuation":

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

That said schedule of values, hereinabove referred to, be and the same is adopted as the valuations of the lots, with the proposed public improvements completed, within the boundaries of said improvements and the Clerk is hereby directed to deliver the same to Hall & Hall Engineers, Inc. (Engineering Consultant), the Engineer, for said project, said Engineer to insert said values in the schedule of assessments which is to be prepared and filed with this Council.

Passed this 22<sup>nd</sup> of July, 2014.

**PROPERTY VALUATIONS  
CITY OF CEDAR RAPIDS  
2015 SIDEWALK INFILL PROJECT  
(CIP 3012074)**

Assessment No.	Parcel No. & Legal Description	Property Owner and Mailing Address	Property Valuation
1	133627600800000 LANDMARK 3RD STR/LB 2	BERRY PROPERTIES, LC 1950 DODGE ROAD NE, SUITE 101 CEDAR RAPIDS IA 52402	\$ 983,875
2	200117700100000 BANAR 1ST STR/LB 1	SALEM UNITED METH CHURCH 3715 33RD AVENUE SW CEDAR RAPIDS IA 52404	\$ 1,308,072
3	200110300100000 LANDS (LESS STS) LYG S'LY OF WILEY BLVD & S'LY OF 33RD AVE NE NE STR/LB 1 82 8	SALEM UNITED METH CHURCH 3715 33RD AVENUE SW CEDAR RAPIDS IA 52404	\$ 13,500
4	190627600900000 W 1/2 SE NW W 172.5 N 188° E 10 AC W 16 AC EX RD STR/LB 6 82 7	RICHARD & KAREN GARBES 2705 33RD AVENUE SW CEDAR RAPIDS IA 52404	\$ 215,324
5	190627601500000 REMINGTON WEST 1ST STR/LB 1	ROBERT J TOMAN 3301 ROYAL DRIVE SW CEDAR RAPIDS IA 52404	\$ 180,883
6	131220105300000 P.O.S. #796 PARCEL B EX P.O.S. #1698	SCALLON CUSTOM HOMES, LLC 6801 SPRING GROVE CT NE CEDAR RAPIDS IA 52402	\$ 58,594
7	131225102900000 COTTAGE HILL 3RD STR/LB 13	SCALLON CUSTOM HOMES, LLC 6801 SPRING GROVE CT NE CEDAR RAPIDS IA 52402	\$ 68,900
8	131225103000000 COTTAGE HILL 3RD STR/LB 14	SCALLON CUSTOM HOMES, LLC 6801 SPRING GROVE CT NE CEDAR RAPIDS IA 52402	\$ 67,500
9	131225102500000 COTTAGE HILL 3RD STR/LB 9	COTTAGE LAND, LLC 3801 RIVER RIDGE DRIVE NE CEDAR RAPIDS IA 52402	\$ 96,332
10	131225102200000 COTTAGE HILL 3RD STR/LB 6	COTTAGE LAND, LLC 3801 RIVER RIDGE DRIVE NE CEDAR RAPIDS IA 52402	\$ 94,544
11	131222800100000 COTTAGE HILL 3RD STR/LB 17	PRAIRIE VIEW LAND, LLC ET AL % JIM DYER 1285 RED FOX WAY MARION IA 52302	\$ 53,357
12	131225101000000 COTTAGE HILL 2ND STR/LB 3	MARK D & TINA L JONES 3801 RIVER RIDGE DRIVE NE CEDAR RAPIDS IA 52402	\$ 86,894
13	131225100900000 COTTAGE HILL 2ND STR/LB 2	MAPLETON PARK DEVELOPMENT CO INC 3801 RIVER RIDGE DRIVE NE CEDAR RAPIDS IA 52402	\$ 86,550
14	131227901200000 COTTAGE HILL 2ND LOT 14 EX P.O.S. #1587	MAPLETON PARK DEV CO INC 3801 RIVER RIDGE DRIVE NE CEDAR RAPIDS IA 52402	\$ 90,059
15	131227901300000 COTTAGE HILL 2ND LOT 13 EX P.O.S. #1587	JOHN M & TRACI MALECEK 6705 SUMMERHILL CT NE CEDAR RAPIDS IA 52402	\$ 466,655
16	131225101900000 COTTAGE HILL 2ND STR/LB 12	MAPLETON PARK DEVELOPMENT CO INC 3801 RIVER RIDGE DRIVE NE CEDAR RAPIDS IA 52402	\$ 86,275

**PROPERTY VALUATIONS  
CITY OF CEDAR RAPIDS  
2015 SIDEWALK INFILL PROJECT  
(CIP 3012074)**

Assessment No.	Parcel No. & Legal Description	Property Owner and Mailing Address	Property Valuation
17	143215101300000 WILLIAMS PLAZA 3RD STR/LB 1	MERCY PHYSICIAN SERVICES, INC 600 7TH STREET SE CEDAR RAPIDS IA 52403	\$ 323,000
18	191135200100000 WHEATLAND PARK 1ST STR/LB 24	LORA REZNIKOV & JEAN SCHILLING 1500 WHEATLAND COURT SW CEDAR RAPIDS IA 52404	\$ 180,277
19	191135101401033 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5847-4 (MUIRFIELD DRIVE SW)	BRANDY MULLEN 5847 MUIRFIELD DR SW UNIT 4 CEDAR RAPIDS IA 52404	\$ 98,892
20	191135101401033 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5847-4	RONALD GOOD 5817 MUIRFIELD DR SW UNIT 4 CEDAR RAPIDS IA 52404	\$ 136,965
21	191135101401072 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5841-1	MARIJA SANTOS 5841 MUIRFIELD DR SW UNIT 1 CEDAR RAPIDS IA 52404	\$ 105,940
22	191135101401049 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5901-2	FLE, LLC 7101 PRAIRIE HEIGHTS DRIVE SW CEDAR RAPIDS IA 52404	\$ 117,555
23	191135101401015 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5829-2	JODI SIAMIS 5829 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 100,570
24	19135101401048 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5901-1	JAMES DREW 5901 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 117,555
25	191135101401014 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5829-1	LK PROPERTIES, LLC 5829 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 100,348
26	191135101401003 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5805-4	RANDY HORA & DIANE & AMANDA YOUNG 5805 C STREET SW CEDAR RAPIDS IA 52404	\$ 154,955
27	191135101401027 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5835-4	D HIGH CORP 1100 ODL MARION ROAD NE CEDAR RAPIDS IA 52402	\$ 119,837
28	191135101401030 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5837-1	SCOTT WESTERHOLM 5847 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 96,938
29	191135101401036 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5919-1	BARBARA MYERS 5919 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 129,380
30	191135101401058 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5913-1	AAE, LLC % ANDREW VOLZ 7101 PRAIRIE HEIGHTS DRIVE SW CEDAR RAPIDS IA 52404	\$ 117,879

**PROPERTY VALUATIONS  
CITY OF CEDAR RAPIDS  
2015 SIDEWALK INFILL PROJECT  
(CIP 3012074)**

Assessment No.	Parcel No. & Legal Description	Property Owner and Mailing Address	Property Valuation
31	191135101401042 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5943-3	LORTON PROPERTIES, LLC 1181 LONGVIEW CT MT VERNON IA 52314	\$ 134,223
32	191135101401043 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5943-4	CHRISTOPHER S BRANDT 5943MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 136,567
33	191135101401057 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5907-6	SHARON G CLAES 5907 MUIRFIELD DRIVE SW, UNIT 6 CEDAR RAPIDS IA 52404	\$ 104,941
34	191135101401028 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5835-5	MICHELLE L EVANS 5835 MUIRFIELD DRIVE SW, UNIT 5 CEDAR RAPIDS IA 52404	\$ 119,714
35	191135101401052 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5907-1	TERRY M REINHARD 5907 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 104,941
36	191135101401001 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5805-2	CHAD M GOOD 5805 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 135,625
37	191135101401060 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5913-3	FEDERAL NATIONAL MORTGAGE ASSOC 14221 DALLAS PARKWAY, STE 1000 DALLAS TX 75024	\$ 105,301
38	191135101401070 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5937-5	CHAD G ORTGIESEN 5937 MUIRFIELD DRIVE SW, UNIT 5 CEDAR RAPIDS IA 52404	\$ 104,660
39	191135101401074 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5841-3	MICELE L WOLRAB 5841 MUIRFIELD DRIVE SW, UNIT 3 CEDAR RAPIDS IA 52404	\$ 105,940
40	191135101401077 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5841-6	BRUCE H & DARLA K RENTSCHLER 5841 MUIRFIELD DRIVE SW, UNIT 6 CEDAR RAPIDS IA 52404	\$ 105,940
41	191135101401047 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5931-4	ANTHONY P & JANE A BALIK 5931 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 129,273
42	191135101401053 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5907-2	KARI A COLESON 5907 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 110,115
43	191135101401006 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5811-3	STEFANIE A CANNON 377 S STEWART ST NORTH LIBERTY IA 52317	\$ 118,691
44	191135101401056 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5907-5	AARON M BOOTS 5907 MUIRFIELD DRIVE SW, UNIT 5 CEDAR RAPIDS IA 52404	\$ 104,941

**PROPERTY VALUATIONS  
CITY OF CEDAR RAPIDS  
2015 SIDEWALK INFILL PROJECT  
(CIP 3012074)**

Assessment No.	Parcel No. & Legal Description	Property Owner and Mailing Address	Property Valuation
45	191135101401039 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5919-4	ERIN E WEBER 5919 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 142,511
46	191135101401046 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5931-3	ELLI A WIENKE 5931 MUIRFIELD DRIVE SW, UNIT 3 CEDAR RAPIDS IA 52404	\$ 126,648
47	191135101401020 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5823-1	RICK C & ROWANNE L GLAWE 5823 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 143,686
48	191135101401040 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5943-1	JACQUELINE L TAKES 5943 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 130,376
49	191135101401063 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5925-2	LAURA M BADER 5925 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 105,301
50	191135101401016 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5829-3	5829 MUIRFIELD #3, LLC 2397 WRIGHT BROS BLVD E CEDAR RAPIDS IA 52404	\$ 101,925
51	191135101401071 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5937-6	JAMES L & LINDSAY STEGER 405 18TH PL WEST DES MOINES IA 50265	\$ 104,660
52	191135101401059 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5913-2	NICKY L STANSELL 5925 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 105,301
53	191135101401069 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5937-4	ROGER P CLARK 5937 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 104,660
54	191135101401029 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5835-6	JULIE L CHOLET 5835 MUIRFIELD DRIVE SW, UNIT 6 CEDAR RAPIDS IA 52404	\$ 116,251
55	191135101401045 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5931-2	ROBIN A MARTIN 5931 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 128,461
56	191135101401061 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5913-4	PAMELA K REECE 5913 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 120,938
57	191135101401073 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5841-2	JAIMIE L LINDAHL 5841 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 105,940
58	191135101401044 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5931-1	MARK D & BRENDA K VAVERKA 5931 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 129,782

**PROPERTY VALUATIONS  
CITY OF CEDAR RAPIDS  
2015 SIDEWALK INFILL PROJECT  
(CIP 3012074)**

Assessment No.	Parcel No. & Legal Description	Property Owner and Mailing Address	Property Valuation
59	191135101401066 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5937-1	CHRISTINE M LUEBBERT 5937 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 104,660
60	191135101401005 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5811-2	BRITT J STAPLETON 5811 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 118,564
61	191135101401054 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5907-3	MICHAEL & LEANNE RULEY 5907 MUIRFIELD DRIVE SW, UNIT 3 CEDAR RAPIDS IA 52404	\$ 104,941
62	191135101401018 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5829-5	TIMOTHY & JOAN EREBERGER 5829 MUIRFIELD DRIVE SW, UNIT 5 CEDAR RAPIDS IA 52404	\$ 100,570
63	191135101401055 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5907-4	TIMOTHY & JOAN EREBERGER 5907 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 104,941
64	191135101401076 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5841-5	LORIE M NEFF 5841 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 104,941
65	191135101401068 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5937-3	THEODORE J & CARRIE E SKARBK 5937 MUIRFIELD DRIVE SW, UNIT 3 CEDAR RAPIDS IA 52404	\$ 104,660
66	191135101401010 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5817-1	HEIDI C HROMIDKO 5817 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 136,965
67	191135101401067 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5937-2	JONATHAN M COOHEY 5937 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 104,660
68	1911351014075 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5841-4	TREVOR POPES & TRAVIS RICKLEFS 5841 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 105,940
69	191135101401011 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5817-2	MARLENE CHAPA 5817 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 129,194
70	191135101401009 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5811-6	MONICA S MEADE 5811 MUIRFIELD DRIVE SW, UNIT 6 CEDAR RAPIDS IA 52404	\$ 120,334
71	191135101401031 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5847-2	ANTHONY, EDWARD JR AND KIMBERLY DALLAGO 5847 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 101,374
72	191135101401023 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5823-4	MICHELLE F ANG & LEI BEI 5823 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 143,686

**PROPERTY VALUATIONS  
CITY OF CEDAR RAPIDS  
2015 SIDEWALK INFILL PROJECT  
(CIP 3012074)**

Assessment No.	Parcel No. & Legal Description	Property Owner and Mailing Address	Property Valuation
73	191135101401025 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5835-2	VICTORIA J BREYFOGLE 5835 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 119,714
74	191135101401004 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5811-1	TODD C SYLVESTER & CARA L STREFF 5811 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 114,677
75	191135101401008 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5811-5	DENNIS R & MARY K BUNN 5811 MUIRFIELD DRIVE SW, UNIT 5 CEDAR RAPIDS IA 52404	\$ 115,811
76	191135101401037 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5919-2	CHAD M ROEDER 5919 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 129,674
77	191135101401022 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5823-3	THORLEIF & INGRID NAESSE LVG TST 5823 MUIRFIELD DRIVE SW, UNIT 3 CEDAR RAPIDS IA 52404	\$ 135,825
78	191135101401064 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5925-3	MARY E OWEN 5925 MUIRFIELD DRIVE SW, UNIT 3 CEDAR RAPIDS IA 52404	\$ 105,301
79	191135101401065 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5925-4	JACQUELYN R NORRIS & PAULETTE S BROWN 5925 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 130,604
80	191135101401032 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5847-3	DEVAN LOWELL 5847 MUIRFIELD DRIVE SW, UNIT 3 CEDAR RAPIDS IA 52404	\$ 102,250
81	191135101401019 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5829-6	LISA A O'DONNELL 5829 MUIRFIELD DRIVE SW, UNIT 6 CEDAR RAPIDS IA 52404	\$ 98,993
82	191135101401007 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5811-4	RANDALL MCKERNAN 5811 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 119,144
83	191135101401017 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5829-4	MARY J KINNEY 5829 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 97,955
84	191135101401041 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5843-2	TERESA L STOLBA 5843 MUIRFIELD DRIVE SW, UNIT 2 CEDAR RAPIDS IA 52404	\$ 129,674
85	191135101401012 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5817-3	BRANDON S & TIFFANY K WENNER 5817 MUIRFIELD DRIVE SW, UNIT 3 CEDAR RAPIDS IA 52404	\$ 129,674
86	191135101401000 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5805-1	NICHOLE L JACK 5805 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 154,035

**PROPERTY VALUATIONS  
CITY OF CEDAR RAPIDS  
2015 SIDEWALK INFILL PROJECT  
(CIP 3012074)**

Assessment No.	Parcel No. & Legal Description	Property Owner and Mailing Address	Property Valuation
87	191135101401026 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5835-3	D HIGH CORP 1100 OLD MARION ROAD NE CEDAR RAPIDS IA 52402	\$ 120,301
88	191135101401024 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5835-1	SHARON K PETERS 5835 MUIRFIELD DRIVE SW, UNIT 1 CEDAR RAPIDS IA 52404	\$ 114,524
89	191135101401002 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5805-3	KADY M DOZIER 5805 MUIRFIELD DRIVE SW, UNIT 3 CEDAR RAPIDS IA 52404	\$ 135,426
90	191135101401038 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5919-3	MO AJRAM 5819 MUIRFIELD DRIVE SW, UNIT 3 CEDAR RAPIDS IA 52404	\$ 129,674
91	191135101401050 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5919-3	MO AJRAM 5819 MUIRFIELD DRIVE SW, UNIT 3 CEDAR RAPIDS IA 52404	\$ 129,674
92	191135101401035 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5847-6	NICOLE M WOOD 5847 MUIRFIELD DRIVE SW, UNIT 6 CEDAR RAPIDS IA 52404	\$ 97,299
93	191135101401051 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5901-4	ELIZABETH KOPISH 5901 MUIRFIELD DRIVE SW, UNIT 4 CEDAR RAPIDS IA 52404	\$ 117,555
94	191135101401034 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5847-5	MANDY J OHRT 5847 MUIRFIELD DRIVE SW, UNIT 5 CEDAR RAPIDS IA 52404	\$ 98,892
95	191135101401021 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5823-2	METAL DESIGN SYSTEMS, INC. PO BOX 1165 CEDAR RAPIDS IA 52406	\$ 135,825
96	191135101401062 WHEATLAND PARK TOWNHOMES CONDOMINIUM UNIT 5925-1	FEDERAL HOME LOAN MORTGAGE CORP 8200 JONES BRANCH DRIVE MCLEAN VA 22102	\$ 117,879
97	132415400800000 JACKSON PARK FIRST STR/LB 11	LINDA STAUFFACHER 1363 WILEY BLVD NW CEDAR RAPIDS IA 52405	\$ 187,750
98	132415400700000 JACKSON PARK FIRST STR/LB 12	SCOTT E RICH 1357 WILEY BLVD NW CEDAR RAPIDS IA 52405	\$ 187,567
99	132415400800000 JACKSON PARK FIRST STR/LB 13	ALAN R & MELANIE K HARMS 1351 WILEY BLVD NW CEDAR RAPIDS IA 52405	\$ 165,294
100	132415301400000 JACKSON PARK 2ND STR/LB 33	VIRGIL A & RUBY L RAWSON 4135 JACKSON CIRCLE NW CEDAR RAPIDS IA 52405	\$ 163,653

**PROPERTY VALUATIONS  
CITY OF CEDAR RAPIDS  
2015 SIDEWALK INFILL PROJECT  
(CIP 3012074)**

Assessment No.	Parcel No. & Legal Description	Property Owner and Mailing Address	Property Valuation
101	132415200500000 JACKSON PARK FIRST STR/LB A	LANDMARK DEV CORP PO BOX 8925 CEDAR RAPIDS IA 52408	\$ 27,283
102	131235102800000 COTTAGE RIDGE SOUTH STR/LB 14	GREGORY S & DONNA M SCHARF 7125 CHOCTAW RIDGE ROAD NE CEDAR RAPIDS IA 52402	\$ 24,500
103	131235101600000 COTTAGE RIDGE SOUTH STR/LB 2	COTTAGE RIDGE, LLC 3801 RIVER RIDGE DRIVE NE CEDAR RAPIDS IA 52402	\$ 52,877
104	143112601100000 INVESTMENT PROPERTIES LOT 1 & P.O.S. #1615 PARCEL A	THE VAN BUREN GROUP, LLC PO BOX 2489 CEDAR RAPIDS IA 52406	\$ 690,552
105	143112601000000 INVESTMENT PROPERTIES EX P.O.S. #1615 LOT 2	E RYAN STEEN PROPERTIES, LLC 2300 16TH AVENUE SW CEDAR RAPIDS IA 52404	\$ 971,252
106	143112600400000 TH PT DESC V1828 P48 & V1707 P 361 LYG IN SW SE 30-83-7 & NW NE 31-83-7 BNG E'LY 70' W'LY 870' MEAS ON N'LY LN HWY 30 & INVESTMENT PROPERTIES LO TA STR/LB	NASO INVESTMENTS, LLC % JOHN NASO 2228 16TH AVENUE SW CEDAR RAPIDS IA 52404	\$ 289,824
107	143045201400000 LANDS (LESS PT DESC B 1828 P 48) & (LESS PT DESC B 1707 P 361) THAT PT DESC B 1706 P 285 LYG IN BOTH SW SE 30-83-7 & NW NE 31-83-7 BNG E'LY 200' W'LY 1000' MEAS ON N'LY LY HWY 30 & BNG S'LY 500' N OF & ADJ TO SAID HWY STR/LB	ELAINE R LINGE TRUSTEE ET AL %DOUGLAS KOHOUTEK 2224 16TH AVE SW CEDAR RAPIDS IA 52404	\$ 938,152
108	143112600300000 LANDS N OF RD W 123.28' E 325 ON N LY BNG W 100' E 330' ON S LN NW NE STR/LB 31 83 7	DOUGLAS R & VIRGINIA M KOHOUTEK 2224 16TH AVE SW CEDAR RAPIDS IA 52404	\$ 223,022
109	143112600200000 LANDS N OF RD W100' E201.72' ON N LN BNG W 100' E 230' ON S LN NW NE STR/LB 31 83 7	KEVIN R & PATRICIA SANBORN 2200 16TH AVE SW CEDAR RAPIDS IA 52404	\$ 210,343
110	143112600100000 LANDS N OF RD E 101.72' ON N LN BNG 130' ON S LN NW NE & N OF RD W 89.68' ON N LN BNG W 60' ON S LN NE NE STR/LB 31 83 7	LAWRENCE J KELLEY %KELLY'S AUTO 1815 16TH AVE SW CEDAR RAPIDS IA 52404	\$ 649,461
111	143120200600000 P.O.S. #999 PARCEL STR/LB B	S & C REALTY ASSOCIATES %SPATZ CENTERS INC-REAL ESTATE 14 N PEORIA SUITE 3F CHICAGO IL 60607	\$ 2,604,640
112	143120200100000 LANDS E 250' N 500' O F THAT PT NE NW LYG S OF US 30 STR/LB 31 83 7	OXBOW PROPERTIES, LLC %ROAD MACHINERY & SUPPLIES CO 5633 W HWY 13 SAVAGE MN 55378	\$ 619,360

**PROPERTY VALUATIONS  
CITY OF CEDAR RAPIDS  
2015 SIDEWALK INFILL PROJECT  
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Assessment No.	Parcel No. & Legal Description	Property Owner and Mailing Address	Property Valuation
113	143112800400000 LANDS S OF RD (LESS RD) W 250' MEAS ON S LN OF HWY BNG N 250' ON W LN NW NE STR/LB 31 83 7	KNOX PROPERTIES ET AL 417 WILEY BLVD NW CEDAR RAPIDS IA 52405	\$ 460,312
114	143112800300000 LANDS S OF RD (LESS RD) E 250' W 500' MEAS ON S LN OF HWY BNG N 308' ON E LN NW NE STR/LB 31 83 7	KNOX PROPERTIES ET AL 417 WILEY BLVD NW CEDAR RAPIDS IA 52405	\$ 481,851
115	143112800300000 HUGHES INDUSTRIAL 3RD STR/LB 1	KNOX PROPERTIES ET AL 417 WILEY BLVD NW CEDAR RAPIDS IA 52405	\$ 494,989
116	143112800100000 HUGHES INDUSTRIAL 2ND STR/LB 1	WORD OF FAITH PENTECOSTAL CHURCH 2325 16TH AVENUE SW CEDAR RAPIDS IA 52404	\$ 413,297
117	143112700300000 HUGHES INDUSTRIAL 1ST W 175' STR/LB 1	PATRICK J & DELORES E NALLEY 200 S DUBUQUE ST IOWA CITY IA 52333	\$ 602,711
118	143112700200000 HUGHES INDUSTRIAL 1ST (LESS 175') LOT 1 & ALL STR/LB 2	JAMES & ALYA AOSSEY 3226 PARKVIEW CT SE CEDAR RAPIDS IA 52403	\$ 329,786
119	141712600200000 APPLEWOOD MESA 12TH STR/LB 194	TERRY A & LA DONNA L KREJCI 2920 ADIRONDACK DR NE CEDAR RAPIDS IA 52402	\$ 39,957
120	113435100900000 DRY CREEK PARK 1ST REPLAT OF ADDN (LESS W 40') STR/LB 3	SOUTHWESTCO WIRELESS L P %VERIZON WIRELESS REAL ESTATE PO BOX 7028 BEDMINISTER NJ 07921	\$ 391,222
121	132647800300000 AIKEN & DYER 1ST STR/LB 1	IGNITION PETROLEUM, LLC 5340 16TH AVE SW CEDAR RAPIDS IA 52404	\$ 759,452
122	142528002400000 WINDHAM WOODS 1ST STR/LB 9	WINDHAM WOODS, INC. 300 25TH ST DR SE CEDAR RAPIDS IA 52403	\$ 29,556
123	142528002300000 WINDHAM WOODS 1ST STR/LB 8	WINDHAM WOODS, INC. 300 25TH ST DR SE CEDAR RAPIDS IA 52403	\$ 35,500
124	142528002100000 WINDHAM WOODS 1ST STR/LB 6	WINDHAM WOODS, INC. 300 25TH ST DR SE CEDAR RAPIDS IA 52403	\$ 26,950
125	142528002000000 WINDHAM WOODS 1ST STR/LB 6	WINDHAM WOODS, INC. 300 25TH ST DR SE CEDAR RAPIDS IA 52403	\$ 27,000

**PROPERTY VALUATIONS  
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2015 SIDEWALK INFILL PROJECT  
(CIP 3012074)**

Assessment No.	Parcel No. & Legal Description	Property Owner and Mailing Address	Property Valuation
126	142528001800000 WINDHAM WOODS 1ST STR/LB 3	WINDHAM WOODS, INC. 300 25TH ST DR SE CEDAR RAPIDS IA 52403	\$ 27,000
127	142528003000000 WINDHAM WOODS 1ST STR/LB 15	WINDHAM WOODS, INC. 300 25TH ST DR SE CEDAR RAPIDS IA 52403	\$ 30,200
128	142528001700000 WINDHAM WOODS 1ST STR/LB 2	WINDHAM WOODS, INC. 300 25TH ST DR SE CEDAR RAPIDS IA 52403	\$ 26,705
129	142528001600000 WINDHAM WOODS 1ST STR/LB 1	WINDHAM WOODS, INC. 300 25TH ST DR SE CEDAR RAPIDS IA 52403	\$ 30,500
130	140818001200000 S 5AC SE NE ALL E OF GLASS RD-EX TR DESC V1356/P575 & EX TR DESC V7032/P217 STR/LB 8 83 7	IOWA ELECTRIC LIGHT & POWER CO PO BOX 351 CEDAR RAPIDS IA 52406	\$ 374,736
131	140718001400000 P.O.S. #1272 PARCE STR/LB A	DOUGLAS J & POLLY S HORTON %HORTON INVESTMENTS 4141 GLASS ROAD NE CEDAR RAPIDS IA 52402	\$ 783,506
132	140717800200000 LIFE INVESTORS OFFICE PARK SIXTH STR/LB 1	GLASS ROAD INVESTMENTS, LLC 1100 OLD MARION ROAD NE CEDAR RAPIDS IA 52402	\$ 799,887
133	1407178000400000 SIGNAL RIDGE 1ST STR/LB 1	NORMAN D WORKMAN 5149 S TUJUNGA DR SPRINGFIELD MO 65810	\$ 392,107
134	132510100100000 IRR SUR NE 25-83-8 A T COOPER'S SUBDIV (LESS STS) STR/LB 49	THOMAS J GALLAGHER 3401 E AVE NW CEDAR RAPIDS IA 52405	\$ 100,697
135	133610101100000 VIANDS' 1ST STR/LB 2	REALTY IMCOME CORP ATTN: PORTFOLIO MANAGEMENT PO BOX 460069 ESCONDIDO CA 92046	\$ 376,102
136	133610200100000 LANDS (LESS STS) N 250' E 283' S 1/2 NE STR/LB 36 83 8	SCHILLIG & SCHILLIG LLP %CHARLES A SCHILLIG 3611 1ST AVE SW CEDAR RAPIDS IA 52405	\$ 241,121
137	141627600400000 SIERRA 1ST STR/LB 2	MAPLETON PARK DEV CO 3801 RIVER RIDGE DR NE CEDAR RAPIDS IA 52402	\$ 69,520



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at Meeting:** Paula Mitchell **Phone:** 319 286-5852  
**Email:** [p.mitchell@cedar-rapids.org](mailto:p.mitchell@cedar-rapids.org)

**Alternate Contact Person:** Caleb Mason **Phone:** 319 286-5188  
**Email:** [c.mason@cedar-rapids.org](mailto:c.mason@cedar-rapids.org)

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

Resolution amending the policy for City participation in projects seeking funding through the Low Income Housing Tax Credit (LIHTC) Program. CIP/DID #OB654103

### **Background:**

In May 2013, the City Council adopted a policy for consideration of financial assistance for projects seeking funding through the Low Income Housing Tax Credit (LIHTC) Program administered by the Iowa Finance Authority (IFA). The purpose of the policy is to provide a consistent and transparent process for developers who propose projects in Cedar Rapids, while allowing City staff an opportunity to review projects for consistency with City goals, identify potential funding strategies, and undertake any required public notice and public hearing requirements in order to provide the commitments projects need to score competitively at IFA.

During the last application round, the City received requests for support from 7 different projects, and identified various mechanisms to provide the required local match. Two of those projects were awarded funding by IFA, with a total of only 15 projects awarded funding statewide. During the vetting process, staff identified several opportunities to refine the existing policy in order to better position projects for success. The proposed amendments include:

- Use of a standard application and standard set of financial worksheets;
- Amend deadlines as follows:
  - 120 days prior to IFA deadline for projects requesting City land (this allows staff to initiate the competitive disposition process as required by Iowa Code so that the City can legally commit property to a project).
  - 90 days prior to IFA deadline for projects requesting other forms of City participation.
- Adopt underwriting standards that mirror those adopted in IFA's annual Qualified Allocation Plan (QAP).
- Adoption of design standards consistent with those used for the Multi-family New Construction Program and the City's established overlay districts.

The LIHTC Program provides a mechanism for developers to attract equity investment through the sale of tax credits in order to complete workforce affordable housing projects. In recent years, IFA's QAP has provided scoring based in part upon the level of local government participation, meaning that in order to score well in IFA's process, project need local financial support. That support can come in the form of land contributions, Urban Revitalization Tax Exemption, Tax Increment Financing, and below-market interest rate loans, for example.

Low Income Housing Tax Credit projects tend to be complex to plan and structure, and experienced developers begin planning these projects well in advance of IFA's deadline. Having preliminary project information and a request for City participation at least 90 days in advance of IFA's deadline, and in a consistent format, will allow staff to work with developers to identify the most effective financing mechanisms to support high quality projects.

**Action/Recommendation:**

City staff recommends approval of the resolution.

**Alternative Recommendation:**

City Council may table the resolution and request additional information.

**Time Sensitivity:**

Staff intends to begin outreach and communication to the development community as soon as possible, to ensure timely information is available well in advance of the deadline.

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** N/A

**Local Preference Policy** Applies  Exempt

**Explanation:** No goods or services are being purchased.

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):** Recommended by Development Committee of City Council at their June 30, 2014 meeting.

RESOLUTION NO.

RESOLUTION AMENDING THE POLICY FOR CITY PARTICIPATION IN  
PROJECTS SEEKING FUNDING THROUGH THE LOW INCOME HOUSING  
TAX CREDIT (LIHTC) PROGRAM

WHEREAS, the City of Cedar Rapids is desirous of providing a range of affordable housing options throughout the City; and

WHEREAS, the Iowa Finance Authority administers a Low Income Housing Tax Credit (LIHTC) Program that provides a funding mechanism for affordable housing development across the State of Iowa; and

WHEREAS, the Iowa Finance Authority criteria often provides competitive scoring to projects receiving local assistance and support; and

WHEREAS, the City of Cedar Rapids deems it to be in the public interest to provide a transparent process for the evaluation and consideration of requests City financial participation in LIHTC projects; and

WHEREAS, the City Council previously adopted a policy on City participation in LIHTC projects on May 28, 2013, by Resolution 0847-05-13; and

WHEREAS, the City of Cedar Rapids deems it appropriate to amend the policy to further align the policy with City goals and Iowa Finance Authority practices;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Cedar Rapids, Iowa adopts the attached amended policy for the consideration of city participation in projects seeking funding through the Low Income Housing Tax Credit (LIHTC) Program, and directs staff to bring forward requests that meet the minimum criteria for further consideration by the City Council.

Passed this 22<sup>nd</sup> day of July, 2014.

## LOW INCOME HOUSING TAX CREDIT (LIHTC) CITY PARTICIPATION PROCESS AND CRITERIA

The City of Cedar Rapids values high-quality development that provides investment in the community and a public benefit. The City recognizes that workforce housing is key to meeting the needs of current and future residents. The City works closely with developers and the Iowa Finance Authority (IFA) to provide exhibits that are necessary for the applications to the Low Income Housing Tax Credit (LIHTC) Program. Cedar Rapids does require that the City Council act to support or not support a LIHTC project before releasing any IFA-required exhibits. This must occur at a formal meeting of the Cedar Rapids City Council after proposals are reviewed by the Development Committee. In order to prepare for the meetings, staff must receive a formal request (completed application and items on the checklist below) by the specified deadlines below in order to facilitate the approval process.

- Projects requesting City resolution of support and/or financial assistance *only* must be received **at least 90 days prior** to the deadline established by IFA for submittal of LIHTC projects.
- Projects requesting City-owned property must be received **at least 120 days prior** to the deadline established by IFA for the submittal for LIHTC projects. This is to ensure the City can fulfill all State Code requirements necessary for the disposal of excess property, in order to provide the level of commitment that will be accepted by IFA.

Therefore, developers considering a LIHTC project are encouraged to contact the City as early as possible, at the conceptual stage, to provide the greatest lead time for success.

### SUBMITTAL REQUIREMENTS

- Pre-application meeting scheduled.
- Application document with all supporting documents, including:
  - Detailed description of the project, including address and legal description.
  - Type of project as defined by IFA, including any set-aside category or targeted population.
  - Number of units in the project and number of affordable units.
  - Income groups served, proposed rent structure, and bedroom sizes of units to be developed.
  - Length of time project will be committed to affordable housing.
  - Site plan, building elevations, floor plans, and description of exterior materials.
  - Detailed construction budget showing all sources and uses.
  - Minimum 15-year operating pro forma using accepted industry standards and good faith estimates of income and expenses. The City will evaluate financials, so financial assumptions should be fact-based and conform to the underwriting criteria in IFA's annual Qualified Allocation Plan (QAP).
  - Firm financial commitment letters (on agency letterhead) from all other funding sources, including construction financing and permanent financing, outlining the terms.
  - Description of any City financial assistance needed to make the project financially feasible (must pass "but for" test). Include dollar amount needed to make project financially feasible as well as amount needed to maximize scoring based on the QAP.

- Information regarding reserve funds and annual dollar commitment to maintenance.
- Identification of the members of the development team, including listing of past projects, experience with projects of similar size and scope, and references.
- Identification of Management Company, including ownership and management of other projects.
- Detailed management plan, including tenant selection criteria, policy for addressing nuisance complaints, and identification of any special services to be provided to tenants.
- Construction schedule.
- Information regarding any LEED, HERS, Iowa GreenStreets, or other green building/energy efficiency techniques that will be used in the Building/Site.
- Letter from Neighborhood Association (if applicable) impacted by proposed project. The City’s policy requires that the developer meet with the Neighborhood Association if the project is within the boundaries of a recognized neighborhood. The City also strongly encourages the developer to meet with adjacent property owners. The developer should request a letter of support for the project. The neighborhood support letter can be received after all other information is received to meet the City submittal deadline, but should be received prior to the City Council meeting. City staff will provide neighborhood leadership contact information upon request.
- Completed current year “Section 42 Form” provided by the City Assessor’s office for computing property valuation on Net Operating Income (NOI) basis (available on City web site).

#### TYPES OF CITY PARTICIPATION AVAILABLE

- Excess City-owned property.
- Urban Revitalization Tax Exemption
- Workforce Housing Tax Credits.
- Below-market interest rate loans.

The type of assistance available is dependent upon the project location. Early communication with City staff will facilitate the greatest opportunity for successful outcomes.

City HOME funds are not a recommended source for LIHTC projects as the City may only make conditional commitments due to the City’s required citizen participation process, in which a review committee makes funding recommendations in January/February each year, with final City Council approval in April or May. Developers interested in this funding source should plan to attend a mandatory pre-application workshop in October and submit a separate HOME program application, due in December.

#### UNDERWRITING STANDARDS FOR CITY PARTICIPATION

The City of Cedar Rapids adopts financial underwriting standards to ensure that public participation in a project meets a reasonableness, or “but for” test; in other words, the City’s financial participation is limited to the amount necessary to make a project feasible. Developers are asked to demonstrate that they have made reasonable and good faith efforts to leverage other

sources of funding. The City of Cedar Rapids will apply the minimum underwriting standards adopted by IFA for the current year's QAP.



## Council Agenda Item Cover Sheet

**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:** David Elgin  
**E-mail Address:** d.eglin@cedar-rapids.org

**Phone Number/Extension:** 5803

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

Resolution authorizing execution of an Offer to Buy Real Estate and Acceptance and Addendum to the Offer to Buy Real Estate and Acceptance in the amount of \$249,000 and accepting a warranty deed from the Cedar Rapids Development Group, LLC for land located at 116, 118 and 128 2<sup>nd</sup> Avenue SW, and 115 and 117 2<sup>nd</sup> Street SW. CIP/DID #4914039-00

**Background:**

The land is being acquired to assemble with land owned by the City between 1<sup>st</sup> Street SW and 2<sup>nd</sup> Street SW and 1<sup>st</sup> Avenue W and 2<sup>nd</sup> Avenue SW.

**Action / Recommendation:**

The Public Works Department recommends adopting the resolution authorizing execution of a an Offer to Buy Real Estate and Acceptance and Addendum to the Offer to Buy Real Estate and Acceptance in the amount of \$249,000 and accepting a warranty deed from the Cedar Rapids Development Group LLC and all other documents required to clear title interests.

**Alternative to the Recommendation:**

Do not proceed with acquiring the proposed acquisition and direct City staff to abandon acquisition.

**Time Sensitivity:** Normal

**Resolution Date:** June 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):**

**Local Preference Policy:** Applies  Exempt

**Explanation:** Local Preference Policy does not apply to the acquisition of right-of-way.

**Recommended by Council Committee:** Yes  No  N/A

**Explanation (if necessary):**

Exhibit A

NE-ly 35 feet of Lots 6 and 7 and SE-ly 40 feet of Lot 8, Block 3, Village or Town of Kingston, Linn County, Iowa

AND

FRONT 1/2 OF LOT 6 AND THE FRONT 1/2 OF LOT 7, EXCEPTING THEREFROM THE NORTH 40 FEET OF LOT 7, BLOCK 3, WEST CEDAR RAPIDS, FORMERLY VILLAGE OR TOWN OF KINGSTON, LINN COUNTY, IOWA

AND

SOUTHWESTERLY 35 FEET OF THE NORTHEASTERLY 70 FEET OF LOTS 6 AND 7, BLOCK 3, VILLAGE OR TOWN OF KINGSTON, LINN COUNTY, IOWA

AND

NORTHWESTERLY 40 FEET OF THE SOUTHWESTERLY 70 FEET OF LOT 7, BLOCK 3, WEST CEDAR RAPIDS, FORMERLY VILLAGE OR TOWN OF KINGSTON, LINN COUNTY, IOWA

RESOLUTION NO.

WHEREAS, the City has determined the need for to acquire the real property located at 116, 118 and 128 2<sup>ND</sup> Avenue SW and 115 and 117 2<sup>nd</sup> Street SW, and

WHEREAS, Cedar Rapids Development Group, LLC, 625 1<sup>st</sup> Street SE, Cedar Rapids, Iowa, OWNER, of the real property known and described as:

SEE ATTACHED LEGAL DESCRIPTION

have agreed to convey the necessary real property at 116, 118 and 128 2<sup>nd</sup> Avenue SW, and 115 and 117 2<sup>nd</sup> Street SW, to the City of Cedar Rapids for consideration of \$249,000, and

WHEREAS, the Public Works Director / City Engineer recommends the City enter into an agreement to purchase the real property in accordance with the terms set forth in the Offer to Buy Real Estate and Acceptance and Addendum to the Offer to Buy Real Estate and Acceptance, and

WHEREAS, the City Council has allocated funds for real property purchase (Fund 7957-795700), 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 to Buy Real Estate and Acceptance and Addendum to the Offer to Buy Real Estate and Acceptance as described herein, and

BE IT FURTHER RESOLVED that the Offer to Buy Real Estate and Acceptance and Addendum to the 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 Attorney is authorized to review the abstract of title and upon approval by the City Attorney, the City Attorney or designee (the Real Estate Services Manager, City Engineer or the Engineering Manager) shall finalize the transaction and authorize the City of Cedar Rapids Finance Director to issue payment(s) necessary per the terms of the Offer to Buy Real Estate and Acceptance to the Cedar Rapids Development Group, LLC, Linn County Treasurer and lien holders, if applicable per the Allocation of Proceeds, and

BE IT FURTHER RESOLVED that upon receipt of the Warranty Deed, Groundwater Hazard Statement from Cedar Rapids Development Group, LLC and all other documents required to clear title from legal interests be accepted and recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

Passed this 22<sup>nd</sup> day of June, 2014.



**PROPERTY ACQUISITION**  
116, 118 AND 128 2ND AVENUE SW  
115 AND 117 2ND STREET SW





## Council Agenda Item Cover Sheet

**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:** David Elgin  
**E-mail Address:** d.eglin@cedar-rapids.org

**Phone Number/Extension:** 5803

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

Resolution authorizing execution of an Offer to Buy Real Estate and Acceptance and Addendum to the Offer to Buy Real Estate and Acceptance in the amount of \$166,000 and accepting a warranty deed from the Cedar Rapids Development Group, LLC for land located at 201 1<sup>ST</sup> Avenue SW. CIP/DID #4914039-00

**Background:**

The land is being acquired to assemble with land owned by the City between 2nd Street SW and 3<sup>rd</sup> Street SW and 1<sup>st</sup> Avenue W and 2<sup>nd</sup> Avenue SW.

**Action / Recommendation:**

The Public Works Department recommends adopting the resolution authorizing execution of an Offer to Buy Real Estate and Acceptance and Addendum to the Offer to Buy Real Estate and Acceptance in the amount of \$166,000 and accepting a warranty deed from the Cedar Rapids Development Group LLC and all other documents required to clear title interests.

**Alternative to the Recommendation:**

Do not proceed with acquiring the proposed acquisition and direct City staff to abandon acquisition.

**Time Sensitivity:** Normal

**Resolution Date:** June 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):**

**Local Preference Policy:** Applies  Exempt

**Explanation:** Local Preference Policy does not apply to the acquisition of right-of-way.

**Recommended by Council Committee:** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the City has determined the need for to acquire the real property located at 201 1<sup>st</sup> Avenue SW, and

WHEREAS, Cedar Rapids Development Group, LLC, 625 1<sup>st</sup> Street SE, Cedar Rapids, Iowa, OWNER, of the real property known and described as:

The Front ½ of Lot 1, all of Lot 2 and Lot 3, Block 6, West Cedar Rapids, formerly Village or Town of Kingston, Linn County, Iowa, excepting the SW-ly 29.6 feet of Lot 3, Block 6, Kingston (now Cedar Rapids), Iowa

have agreed to convey the necessary real property at 201 1<sup>st</sup> Avenue SW, to the City of Cedar Rapids for consideration of \$166,000, and

WHEREAS, the Public Works Director / City Engineer recommends the City enter into an agreement to purchase the real property in accordance with the terms set forth in the Offer to Buy Real Estate and Acceptance and Addendum to the Offer to Buy Real Estate and Acceptance, and

WHEREAS, the City Council has allocated funds for real property purchase (Fund 7957-795700), 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 to Buy Real Estate and Acceptance and Addendum to the Offer to Buy Real Estate and Acceptance as described herein, and

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

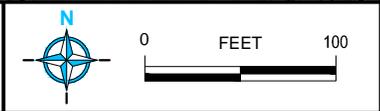
BE IT FURTHER RESOLVED that the City Attorney is authorized to review the abstract of title and upon approval by the City Attorney, the City Attorney or designee (the Real Estate Services Manager, City Engineer or the Engineering Manager) shall finalize the transaction and authorize the City of Cedar Rapids Finance Director to issue payment(s) necessary per the terms of the Offer to Buy Real Estate and Acceptance to the Cedar Rapids Development Group, LLC, Linn County Treasurer and lien holders, if applicable per the Allocation of Proceeds, and

BE IT FURTHER RESOLVED that upon receipt of the Warranty Deed, Groundwater Hazard Statement from Cedar Rapids Development Group, LLC and all other documents required to clear title from legal interests be accepted and recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

Passed this 22<sup>nd</sup> day of June, 2014.



**PROPERTY ACQUISITION**  
**201 1ST AVENUE SW**



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** City Council

**Presenter at meeting:** Consent  
**Email:**

**Phone Number/Ext:**

**Alternate Contact Person:** Mayor Corbett  
**Email:**

**Phone Number/Ext:**

**Description of Agenda Item:**

Resolution authorizing City Council to approve Fiscal Year 2015 Hotel Motel application allocations and primary allocations in the amount of \$3,144,621.

**Background:**

City allowed organizations that received Hotel Motel funding in Fiscal Year 2012 to submit a three year application request for funding. Prior to the start of Fiscal Years 2013, 2014, and 2015 allocations the City Council will recommend the allocation of funding to organizations that have submitted a request for funding.

The third and final allocation is for fiscal year 2015 and is as follows:

**Hotel Motel Allocations - Primary**

Priority One	\$	120,000
Debt payments to be made by City		
Museum of Art debt payment 2007A (2021)		45,167
Ice Arena debt payment (2019)		287,203
Ice Arena Internal Loan repayment (2017)		100,000
City Event Center debt payment (Series 2011B) - Thru 2021		250,000
Roosevelt Stairs (2032)		93,615
Hotel debt payment (2034)		450,000
Operation subsidy - Convention Center - One Time allocation in FY15		110,355
Ice Arena capital equipment		50,000
Hotel Motel administrative charge		20,000
Ice Arena (operations)		123,000
Ushers Ferry Historic Village (operations)		25,000
Total City Allocation	<u>\$</u>	<u>1,674,339</u>

**3 Year Commitment made by City Council:**

	<u>Allocation</u>
	<u>2015</u>
CR Area Convention & Visitors Bureau	\$ 775,000
African American Museum of Iowa	39,000
Brucemore, Inc.	50,000
Cedar Rapids Museum of Art	41,500

Cedar Rapids Opera Theatre	13,000
Cedar Rapids Symphony Orchestra Assoc. Inc dba Orchestra Iowa	40,000
Czech Village / New Bohemia Main Street District	15,000
Indian Creek Nature Center	39,500
Legion Arts	17,000
Linn County Historical Society / Carl & Mary Koehler History Center	35,000
National Czech & Slovak Museum & Library	45,000
New Bohemia Group	15,000
Science Center	25,000
SPT Theatre Company	5,000
Theatre Cedar Rapids	40,500
All Iowa Agricultural Assoc dba Hawkeye Downs	106,632
Cedar Boat Club	7,000
Cedar Rapids BMX	4,000
Cedar Rapids Freedom Festival	80,000
Cedar Rapids Metro Economic Alliance	29,000
Czech Village Association	13,000
Eastern Iowa Figure Skating Club	10,000
Five Seasons Ski Team	2,650
Greater Cedar Rapids Open Inc.	10,000
Junior League of Cedar Rapids	10,000
Eye 380	2,500
	<hr/>
	\$ 1,470,282
	<hr/>
Total FY 2015 Hotel Motel Expenditure Budget	\$ 3,144,621
	<hr/>

**Action / Recommendation:**  
City Council approve resolution.

**Alternative Recommendation:**  
N/A

**Time Sensitivity:**

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** .

**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 City Council adopted Hotel Motel Tax guidelines on April 24, 2012, and now recommends the following Fiscal Year 2015 City Hotel Motel Tax application and primary allocations in the amount of \$3,144,621:

<b>Hotel Motel Allocations - Primary</b>	
Priority One	\$ 120,000
Debt payments to be made by City	
Museum of Art debt payment 2007A (2021)	45,167
Ice Arena debt payment (2019)	287,203
Ice Arena Internal Loan repayment (2017)	100,000
City Event Center debt payment (Series 2011B) - Thru 2021	250,000
Roosevelt Stairs (2032)	93,615
Hotel debt payment (2034)	450,000
Operation subsidy - Convention Center - One Time allocation in FY15	110,355
Ice Arena capital equipment	50,000
Hotel Motel administrative charge	20,000
Ice Arena (operations)	123,000
Ushers Ferry Historic Village (operations)	25,000
<b>Total City Allocation</b>	<b>\$ 1,674,339</b>
<b>3 Year Commitment made by City Council:</b>	
	Allocation 2015
CR Area Convention & Visitors Bureau	\$ 775,000
African American Museum of Iowa	39,000
Brucemore, Inc.	50,000
Cedar Rapids Museum of Art	41,500
Cedar Rapids Opera Theatre	13,000
Cedar Rapids Symphony Orchestra Assoc. Inc dba Orchestra Iowa	40,000
Czech Village / New Bohemia Main Street District	15,000
Indian Creek Nature Center	39,500
Legion Arts	17,000
Linn County Historical Society / Carl & Mary Koehler History Center	35,000
National Czech & Slovak Museum & Library	45,000
New Bohemia Group	15,000
Science Center	25,000
SPT Theatre Company	5,000
Theatre Cedar Rapids	40,500
All Iowa Agricultural Assoc dba Hawkeye Downs	106,632
Cedar Boat Club	7,000
Cedar Rapids BMX	4,000
Cedar Rapids Freedom Festival	80,000
Cedar Rapids Metro Economic Alliance	29,000
Czech Village Association	13,000
Eastern Iowa Figure Skating Club	10,000
Five Seasons Ski Team	2,650
Greater Cedar Rapids Open Inc.	10,000
Junior League of Cedar Rapids	10,000
Eye 380	2,500
	<b>\$ 1,470,282</b>
<b>Total FY 2015 Hotel Motel Expenditure Budget</b>	<b>\$ 3,144,621</b>

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa, that the City Council hereby approves \$3,144,621 in Fiscal Year 2015 from Hotel Motel Tax.

Passed the 22nd day of July 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development

**Presenter at meeting:** Caleb Mason

**Phone Number/Ext:** 319 286-5188

**Email:** [c.mason@cedar-rapids.org](mailto:c.mason@cedar-rapids.org)

**Alternate Contact Person:** Jennifer Pratt

**Phone Number/Ext:** 319 286-5047

**Email:** [j.pratt@cedar-rapids.org](mailto:j.pratt@cedar-rapids.org)

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

Resolution authorizing execution of Amendment No. 1 to the Development Agreement with Rowell Hardware Development, LLC (**FLOOD**). CIP/DID #OB803706

### **Background:**

The Resolution authorizes an amendment to the Development Agreement the City has with Rowell Hardware Development, LLC (the "Developer") extending the time for Closing and transfer of title of the property. The Developer notified the City that it would be unable to close on the property within timeframes specified in the Development Agreement.

The unexpected delays are related to recently adopted changes to the state historic tax credit recently adopted by the State legislature. The legislative changes resulted in program rules for the administration of the tax credit program requiring the Developer to submit additional documentation of its project before receiving approval for the tax credits.

The historic tax credits are a component of the Developer's financing in addition to conventional construction and end loan mortgage. The Developer indicates that it expects to receive the necessary approvals to finalize the financing package to be able to close in mid-August.

### **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):** On October 24, 2012, the Development Committee recommended disposition of 102, 120, 207, & 222 3rd Avenue SW through a competitive proposal process.

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT NO. 1 TO THE  
DEVELOPMENT AGREEMENT WITH ROWELL HARDWARE DEVELOPMENT, LLC

WHEREAS, on January 14, 2014 the City Council adopted Resolution No. 0013-01-14 which authorized a Development Agreement (the "Agreement") with Rowell Hardware Development, LLC for the redevelopment of City-owned commercial property at 120 3<sup>rd</sup> Avenue SW (the "Property"); and

WHEREAS, the Development Agreement contained times certain for closing of the sale and purchase of the Property and terms requiring the Developer to secure financing to substantial complete the Minimum Improvements outlined in the Agreement; and

WHEREAS, the Developer has notified the City of an Unavoidable Delay prohibiting the Developer in meeting its obligations to finalize its financing of the project and close on the purchase of the Property by times specified in the Agreement; and

WHEREAS, pursuant to the terms of the Agreement the Developer and City wish to amend the Agreement to allow for additional time to close on the Property; and

WHEREAS, Amendment #1 to the Development Agreement has been prepared is ready for execution on behalf of the City.

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 Amendment No. 1 to the Development Agreement with Rowell Hardware Development, LLC for the disposition and redevelopment of City owned property at 120 3<sup>rd</sup> Avenue SW.

Passed this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Bill Kiesel

**Phone Number/Ext:** 5293

**Email:** w.kiesel@cedar-rapids.org

**Alternate Contact Person:** Diane Rodenkirk

**Phone Number/Ext:** 5023

**Email:** d.rodenkirk@cedar-rapids.org

**Description of Agenda Item:**

Amendment No. 3 to the Contract for Process Systems Services with BG Brecke, Inc. for additional repairs and services for the Water Pollution Control Facility for an amount not to exceed \$10,000 (original contract amount was \$100,000; total contract amount with this amendment is \$232,000). CIP/DID #0313-221

**Background:**

City Council passed Resolution No. 1139-07-13 awarding the contract for as-needed process systems services at the Water Pollution Control Facility to BG Brecke, Inc. The estimated expenditure for the contract period July 9, 2013 through July 31, 2014 was \$100,000. Amendment No. 1 was signed by the City Manager on October 2, 2013 to correct the contract start date. Amendment No. 2 added \$122,000 due to the severe winter weather requiring additional repairs. Amendment No. 3 is for additional repairs, for a not-to-exceed \$10,000. The total contract amount is \$232,000.

**Contract summary:**

Original Contract Amount	\$100,000	Resolution No. 1139-07-13
Amendment No. 1	\$ 0	Signed by the City Manager 10/02/13
Amendment No. 2	\$122,000	Resolution No. 0358-03-14
Amendment No. 3	<u>\$ 10,000</u>	Not-to-exceed
Amended Contract Amount	\$232,000	

**Action / Recommendation:** Recommend Council approve the Resolution

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

**Local Preference Policy** Applies  Exempt

**Explanation:** BG Brecke, Inc. is a certified local vendor

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids Water Pollution Control Facility and BG Brecke, Inc. are parties to a Contract for as-needed process systems services, authorized by Resolution No. 1139-07-13; and

WHEREAS, the Contract will be amended to include additional repairs and services required for a not-to-exceed \$10,000; and

WHEREAS, a cost summary of the Contract is as follows:

Original Contract Amount	\$100,000	Resolution No. 1139-07-13
Amendment No. 1	\$ 0	Signed by the City Manager 10/02/13
Amendment No. 2	\$122,000	Resolution No. 0358-03-14
Amendment No. 3	<u>\$ 10,000</u>	not-to-exceed
Amended Contract Amount	\$232,000	

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. 3 with BG Brecke, Inc. as described herein.

Passed this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Bill Kiesel

**Phone Number/Ext:** 5293

**Email:** w.kiesel@cedar-rapids.org

**Alternate Contact Person:** Diane Rodenkirk

**Phone Number/Ext:** 5023

**Email:** d.rodenkirk@cedar-rapids.org

### **Description of Agenda Item:**

Amendment No. 4 to renew Contract for Centrifuge System Maintenance and Repair Services with Alfa Laval Ashbrook Simon-Hartley, Inc. for the Water Pollution Control Facility for an estimated annual amount of \$30,000 (original contract amount was \$80,000; renewal contract amount is \$30,000). CIP/DID #0410-251

### **Background:**

Ashbrook Simon-Hartley provides maintenance and repair services for the Water Pollution Control Facility's centrifuge system. This amendment is to renew the contract for the period August 1, 2014 through July 31, 2015. This is the fifth year of the contract; no renewal options remain. This service will be re-bid in 2015.

Ashbrook Simon-Hartley increased their hourly rates for the contract renewal period. They are reimbursed for actual costs incurred during the performance of this contract per the following rates.

1	Foreman	
	Standard hourly rate (Mon-Fri)	\$115.00
	Saturday hourly rate	\$150.00
	Sunday & holiday hourly rate	\$150.00
2	Journeyman	
	Standard hourly rate (Mon-Fri)	\$115.00
	Saturday hourly rate	\$150.00
	Sunday & holiday hourly rate	\$150.00
3	Laborer	
	Standard hourly rate (Mon-Fri)	\$95.00
	Saturday hourly rate	\$120.00
	Sunday & holiday hourly rate	\$120.00
4	Mechanic	
	Standard hourly rate (Mon-Fri)	\$95.00
	Saturday hourly rate	\$120.00
	Sunday & holiday hourly rate	\$120.00
	Percentage upcharge for materials	10%

**Action / Recommendation:** Recommend Council approve the Resolution

**Alternative Recommendation:**

**Time Sensitivity:** Contract begins August 1, 2014

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** 521108-611-611002-611063

**Local Preference Policy** Applies  Exempt

**Explanation:** No local company submitted a bid

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids Water Pollution Control Facility and Alfa Laval Ashbrook Simon-Hartley, Inc. are parties to a Contract for centrifuge system maintenance and repair services on an as-needed basis; and

WHEREAS, the City desires to renew the Contract with Alfa Laval Ashbrook Simon-Hartley, Inc. for the contract period August 1, 2014 through July 31, 2015; and

WHEREAS, this renewal is year five of the Contract; no renewal options remain, therefore this service will be re-bid in 2015; and

WHEREAS, vendor has increased its hourly rates for the contract period; and

WHEREAS, the estimated annual cost of this Contract is \$30,000.

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. 4 with Alfa Laval Ashbrook Simon-Hartley, Inc. as described herein.

Passed this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Bill Kiesel

**Phone Number/Ext:** 5293

**Email:** w.kiesel@cedar-rapids.org

**Alternate Contact Person:** Diane Rodenkirk

**Phone Number/Ext:** 5023

**Email:** d.rodenkirk@cedar-rapids.org

**Description of Agenda Item:**

Amendment No. 2 to renew Contract for Incinerator Maintenance Services with Industrial Furnace Company for the Water Pollution Control Facility for an estimated two-year amount of \$100,000 (original contract amount was \$50,000 annually; renewal contract amount is \$100,000 for two years). CIP/DID #0410-256

**Background:**

Industrial Furnace Company was awarded the Contract for as-needed incinerator repairs at the Water Pollution Control Facility through Resolution No. 0798-07-10. This resolution is to renew the Contract for the period August 1, 2014 through July 31, 2016. There are no renewal options remaining; this service will be re-bid in 2016.

The annual estimate of cost is \$50,000; two-year contract period is \$100,000. Each project will be billed for exact hours worked per the table below. These rates have increased for this renewal period.

1	Standard Hourly Rate	
	Foreman	\$142.13
	Foreman after 40 hours	\$114.17
	Journeyman	\$133.32
	Journeyman after 40 hours	\$105.35
	Laborer	\$114.30
	Laborer after 40 hours	\$86.34
	Mason	\$133.32
	Mason after 40 hours	\$105.35
	Mechanic	\$133.32
	Mechanic after 40 hours	\$105.35
2	Saturday Hourly Rate	
	Foreman	\$162.96
	Foreman after 40 hours	\$136.21
	Journeyman	\$150.94
	Journeyman after 40 hours	\$124.35
	Laborer	\$122.07

	Laborer after 40 hours	\$95.41
	Mason	\$150.94
	Mason after 40 hours	\$124.35
	Mechanic	\$150.94
	Mechanic after 40 hours	\$124.35
3	Sunday & Holiday Hourly Rate	
	Foreman	\$196.35
	Foreman after 40 hours	\$168.63
	Journeyman	\$180.31
	Journeyman after 40 hours	\$152.88
	Laborer	\$142.92
	Laborer after 40 hours	\$114.85
	Mason	\$180.31
	Mason after 40 hours	\$152.88
	Mechanic	\$180.31
	Mechanic after 40 hours	\$152.88
4	Percentage upcharge for materials	10%

**Action / Recommendation:** Recommend Council approve the Resolution

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** 521108-611-611002-611026

**Local Preference Policy** Applies  Exempt

**Explanation:** No local company submitted a bid

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids Water Pollution Control Facility and Industrial Furnace Company are parties to a Contract for incinerator maintenance services on an as-needed basis; and

WHEREAS, the City desires to renew the Contract with Industrial Furnace Company for the contract period August 1, 2014 through July 31, 2016; and

WHEREAS, this renewal is years five and six of the Contract; no renewal options remain so this service will be re-bid in 2016; and

WHEREAS, vendor has increased its hourly rates for the contract period; and

WHEREAS, the estimated expenditure for the two-year Contract period is \$100,000.

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. 2 with Industrial Furnace Company as described herein.

Passed this 22<sup>nd</sup> day of July, 2014.

## Council Agenda Item Cover Sheet

Consent Agenda       Regular Agenda

**Council Date:** July 22, 2014

**Submitting Department:** Utilities - Water Division

**Presenter at meeting:** Steve Hershner    **Phone No.:** 5281    **E-mail:** [SteveHe@cedar-rapids.org](mailto:SteveHe@cedar-rapids.org)

**Alternate Contact:** Ken Russell            **Phone No.:** 5926    **E-mail:** [k.russell@cedar-rapids.org](mailto:k.russell@cedar-rapids.org)

### Description of Agenda Item:

Resolutions approving actions regarding Purchases/Contracts/Agreements:

- a. Amendment No. 1 to the Professional Services Agreement with Shoemaker & Haaland Professional Engineers for an amount not to exceed \$18,080 for additional design services not included in the original scope of services for the SW Quad, Phase 1 - Water Main Replacement project (original contract amount was \$59,408; total contract amount with this amendment is \$77,488). CIP/DID #2011020-01

### Background:

Resolution No. 0498-04-11 passed by City Council on April 26, 2011 authorized the execution of a Professional Services Agreement with Shoemaker & Haaland Professional Engineers for the SW Quad, Phase 1 - Water Main Replacement project in the amount of \$59,408.

Amendment No. 1 to the Professional Service Agreement with Shoemaker & Haaland Professional Engineers is for additional design services in connection with the SW Quad, Phase 1 - Water Main Replacement project and adds \$18,080 in engineering fees to accommodate the following: Detailed Traffic Control plans including pedestrian detours to address new traffic control and ADA standards that came into effect after the original contract was executed, Roadway Cross Sections to evaluate feasibility of including sidewalk within project corridors in areas not currently having sidewalk, Storm Water Pollution Prevention Plans as requested by Public Works, 10 easements to facilitate project construction, and evaluation of pedestrian ramps and detailed design to meet the most current ADA pedestrian ramp requirements shall be provided at the intersections of:

9<sup>th</sup> Street SW and 15<sup>th</sup> Avenue SW  
9<sup>th</sup> Street SW and 16<sup>th</sup> Avenue SW  
11<sup>th</sup> Street SW and 16<sup>th</sup> Avenue SW  
12<sup>th</sup> Street SW and 16<sup>th</sup> Avenue SW

The consultant will be allowed to utilize 2014 Classifications and billing rates in accordance with Exhibit A. The consultant will provide project management services for revised project schedule resulting from shifting of project within the Capital Improvement Program. The additional cost of Amendment No. 1 brings the total cost for design services to \$77,488.

### Action / Recommendation:

The Utilities Department – Water Division staff recommends that Amendment No. 1 to the PSA with Shoemaker & Haaland Professional Engineers for an amount not to exceed \$18,080 be hereby approved and that the City Manager and City Clerk be authorized to execute said Amendment.

**Alternative Recommendation:** None

**Time Sensitivity:** The Water Division requests action at the July 22, 2014 Council meeting to allow design to continue.

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minutes

**Budget Information (if applicable):**

1. **Included in Current Budget Year:** The project will be funded from the FY15 Utilities Department – Water Division CIP budget and coded to 553000-625-6252011020-625884.
2. **Analysis if the expenditure is within budgeted expectations, i.e. some type of budget to actual comparison:** The FY15 CIP budget includes \$1,500,000 for engineering and construction of replacement type projects under CIP number 625884. The budget for construction will be established pursuant to the completion of the initial evaluation by the Engineer.
3. **Purchasing Department used or Purchasing Guidelines followed:** Not applicable.

**Local Preference Policy** Applies  Exempt

**Explanation:** A Statement of Qualifications (SOQ) was requested from area engineering firms for seven different water main replacement projects. All respondent firms were deemed to be qualified for water main replacement design. Shoemaker & Haaland Professional Engineers was selected for this project and is a local firm.

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):** N/A

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids – Utilities Department executed a Professional Services Agreement with Shoemaker & Haaland Professional Engineers on April 26, 2011 for the SW Quad, Phase 1 - Water Main Replacement project (Contract No. 2011020-01) in the amount of \$59,408, and

WHEREAS, Amendment No. 1 to the Professional Service Agreement with Shoemaker & Haaland Professional Engineers is for additional design services for the SW Quad, Phase 1 - Water Main Replacement project and adds \$18,080 in engineering fees to accommodate the following: Detailed Traffic Control plans including pedestrian detours to address new traffic control and ADA standards that came into effect after the original contract was executed; Roadway Cross Sections to evaluate feasibility of including sidewalk within project corridors in areas not currently having sidewalk; Storm Water Pollution Prevention Plans as requested by Public Works; 10 easements to facilitate project construction; and evaluation of pedestrian ramps and detailed design to meet the most current ADA pedestrian ramp requirements, and

WHEREAS, the Utilities Department – Water Division recommends that Amendment No. 1, to the Professional Services Agreement with Shoemaker & Haaland Professional Engineers in the amount of \$18,080 for the additional services be hereby approved.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that Amendment No. 1 to the Professional Services Agreement with Shoemaker & Haaland Professional Engineers for an amount not to exceed \$18,080 for additional design services not included in the original scope of services for the SW Quad, Phase 1 - Water Main Replacement project (Contract No. 2011020-01), be hereby approved and that the City Manager and City Clerk be authorized to execute said Amendment. To be funded from the Utilities Department – Water Division CIP budget and coded to 553000-625-6252011020-625884. The original contract amount was \$59,408; total contract amount with this amendment is \$77,488.

Passed this 22<sup>nd</sup> day of July, 2014.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Parks & Recreation

**Presenter at meeting:** Lisa Miller

**Phone Number/Ext:** 5544

**Email:** [l.miller@cedar-rapids.org](mailto:l.miller@cedar-rapids.org)

**Alternate Contact Person:** Sven Leff

**Phone Number/Ext:** 5739

**Email:** [s.leff@cedar-rapids.org](mailto:s.leff@cedar-rapids.org)

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

Amendment to Resolution No. 1015-12-08 which authorized execution of a lease agreement with Harris Yamaha Motor Golf Cars for leasing of golf cars for the four municipal golf courses for a six year period in the amount \$537,189.52 the amount was incorrect and the total contract amount should be \$587,189.52. Amendment No. 1 is for the additional cars needed to meet the demands of the public at Twin Pines during the 2013, 2014 seasons.

**Background:**

The City of Cedar Rapids Golf Operations entered into a lease agreement in 2008 with Harris Yamaha Cars for the leasing of golf cars for the municipal golf courses (Resolution No. 1015-12-08). This agreement expires December 2014. Due to the demand by golfers during the 2013 & 2014 seasons, additional cars were added to Twin Pines golf course which will exceed the lease agreement amount by the expiration of the lease.

**Action / Recommendation:**

Approve amendment to Resolution No. 1015-12-08.

**Alternative Recommendation:**

Do not approve and request more information.

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0

**Budget Information (if applicable):**

**Local Preference Policy** Applies  Exempt

**Explanation:**

RESOLUTION NO.

WHEREAS, Resolution No. 1015-12-08 authorized execution of a lease agreement with Harris Yamaha Motor Golf Cars for leasing of golf cars for the four municipal golf courses for a six year period in the amount \$537,189.52 which was incorrect and the total contract amount should be \$587,189.52, and

WHEREAS, the City Manager and the City Clerk are authorized to execute Amendment No. 1 with Harris Yamaha Motor Golf Cars in the amount of \$6,348 for six (6) additional golf cars in order to meet the demands of the public at the Twin Pines Golf Course for seasons 2013 and 2014, and

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

1. Resolution No. 1015-12-08 be amended to reflect the correct total contract amount of \$587,189.52; and
2. The City Manager and the City Clerk are authorized to execute Amendment No. 1 with Harris Yamaha Motor Golf Cars in the amount of \$6,348 for six (6) additional golf cars.

Passed this 22nd day of July, 2014.



## Council Agenda Item Cover Sheet

### \*\*FLOOD\*\*

**Submitting Department:** Public Works Department

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

**Phone Number/Extension:** 5808

**Alternate Contact Person:** Russell Betts  
**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. 17 in the amount of \$30,194 with Rinderknecht Associates, Inc. for the Veterans Memorial Phase I project (original contract amount was \$5,540,000; total contract amount with this amendment is \$6,250,018) (**FLOOD**). CIP/DID #VME001-03

**Background:**

Delete 5 Fire/Smoke Dampers	(\$231)
Replace Stage Elevator Lighting Fixtures	\$659
Painting concrete block in Command Center Corridor	\$3,136
Change water risers from copper to PEX	\$16,714
Provide roof patch at Boiler Vent Piping	\$2,382
Paint walls in several rooms in South Tower	\$6,063
Delete Terrazzo Restoration in 2 <sup>nd</sup> Floor Storage Room	(\$7,350)
Relocating Motorized Shade Switch Locations	\$1,520
Re-inspection of Elevator	\$3,359
Revise installation of previously installed Lobby Diffusers	\$3,942

**Action / Recommendation:**

The Public Works Department recommends approval of Change Order No. 17 submitted by Rinderknecht Associates, 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:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):**

**Local Preference Policy:** Applies  Exempt

**Explanation:** FEMA project

**Recommended by Council Committee:** Yes  No  N/A

**Explanation (if necessary):**

ENG  
VET  
FIN  
TRS  
CLK  
AUD FILE  
RINDERKNECHT  
NEUMANN  
VME001-03  
OB377545

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. 17 in the amount of \$30,194 with Rinderknecht Associates, Inc. for the Veterans Memorial Phase I project, Contract No. VME001-03. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$5,540,000
Change Order No. 1	9,264
Change Order No. 2	249,446
Change Order No. 3	86,896
Change Order No. 4	48,251
Change Order No. 5	109,121
Change Order No. 6	11,625
Change Order No.7	30,883
Change Order No. 8	54,510
Change Order No. 9	38,822
Change Order No. 10	922
Change Order No. 11	5,826
Change Order No. 12	0
Change Order No. 13	8,134
Change Order No. 14	14,811
Change Order No. 15	9,484
Change Order No. 16	1,829
Change Order No. 17	<u>30,194</u>
Amended Contract Amount	\$6,250,018

General ledger coding for this Change Order to be as follows: \$30,194 552104-330-33020-18512-VME001-03

Passed this 22<sup>nd</sup> day of July, 2014` .



## Council Agenda Item Cover Sheet

### \*\*FLOOD\*\*

**Submitting Department:** Public Works Department

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

**Phone Number/Extension:** 5808

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

**Phone Number/Extension:** 5212

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

Authorizing Change Order Nos. 16 and 17 for a total amount of \$242,292, plus an additional 31 Calendar Days, with Rinderknecht Associates, Inc. for the Veterans Memorial Phase II project (original contract amount was \$4,687,000; total contract amount with this amendment is \$5,431,023).  
**(FLOOD)** CIP/DID #VME001-04

#### Background:

CCO 16	Labor Charges for Flooring Installation	\$22,746
	Changes to Smoke Curtains on 4 <sup>th</sup> Floor	\$4,676
	Stair 1 Enclosure	\$1,402
	Kitchen Revisions	\$3,978
	Patching Wood Flooring on 4 <sup>th</sup> Floor Ballroom	\$1,127
	Re-Programming Fire Alarm Panel as per Signage changes	\$1,138
	Add Stair Gate in Stair Tower 3 for Code Compliance	\$2,490
	Revise Structural Steel and Ductwork at 4 <sup>th</sup> Floor Mezzanine	\$1,000
	Provide Temporary Heat	\$38,436
	Additional wall, door, and frame	\$3,507
	Move 2 hose bibs and delete 3 <sup>rd</sup> hose bib	\$822
	Remove and reinstall ceiling under Stair #5 to comply with Code	\$466
	Encapsulate lead paint in stairwell, work not in original bid documents	\$4,059
	Additional plaster for Floors 3 & 4 and Stairwell	\$45,118
	Install double check valves on water lines to coffee machines	\$471
	Relocate water filter for coffee machines and bar sink	\$1,229
CCO 17	Additional charges for labor, material and time caused by the discovery of asbestos containing material in the ceiling of the Auditorium.	\$109,627
	Additional 31 Calendar Days; Revised Substantial Completion Date is August 31, 2013	

#### Action / Recommendation:

The Public Works Department recommends approval of Change Order Nos. 16 and 17 submitted by Rinderknecht Associates, Inc.

#### Alternative to the Recommendation:

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

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):**

**Local Preference Policy:** Applies  Exempt

**Explanation:** FEMA project

**Recommended by Council Committee:** Yes  No  N/A

**Explanation** (if necessary):

ENG  
VET  
FIN  
TRS  
CLK  
AUD FILE  
RINDERKNECHT  
NEUMANN  
VME001-04  
OB377545  
OB470681

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 Nos. 16 and 17 for a total amount of \$242,292, plus an additional 31 Calendar Days, with Rinderknecht Associates, Inc. for the Veterans Memorial Phase II project, Contract No. VME001-04. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$4,687,000
Change Order No. 1	48,369
Change Order No. 2	46,305
Change Order No. 3	79,418
Change Order No. 4	64,175
Change Order No. 5	69,383
Change Order No. 6	2,697
Change Order No. 7	12,635
Change Order No. 8	64,498
Change Order No. 9	9,937
Change Order No. 10	7,763
Change Order No. 11	0
Change Order No. 12	82,227
Change Order No. 13	6,592
Change Order No. 14	2,818
Change Order No. 15	4,914
Change Order No. 16	132,665
Change Order No. 17	<u>109,627</u>
Amended Contract Amount	\$5,431,023

General ledger coding for this Change Order to be as follows: \$242,292 522104-330-33020-18512-VME001-04

Passed this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July22, 2014

**Submitting Department:** Fire

**Presenter at meeting:** Jason Andrews  
**Email:** j.andrews@cedar-rapids.org

**Phone Number/Ext:** (319) 286-5264

**Alternate Contact Person:** Mark English  
**Email:** m.english@cedar-rapids.org

**Phone Number/Ext:** (319) 286-5220

**Description of Agenda Item:**

Resolution to authorize Fire Department to purchase two cardiac monitors from ZOLL Medical Corporation for a total of \$31,076. Funds for the purchase to come from Fire Department Operations Account #554000-101-131100 and CIP Account #554000-308-308000 Project 308151. (Jason Andrews)

**Background:**

The Cedar Rapids Fire Department provides advanced emergency medical services to the community. Paramedics utilize cardiac monitors for evaluation and treatment of cardiac rhythms, such as defibrillation, pacing or cardioversion. Cardiac monitors are a required piece of medical equipment for the Department's Advanced Life Support program. The monitors will be placed on frontline emergency response apparatus.

**Action / Recommendation:**

The Fire Department recommends approval of the purchase of two cardiac monitors.

**Alternative Recommendation:**

If the equipment is not approved at this time, the Fire Department will not have enough cardiac monitors for all approved frontline emergency response apparatus.

**Time Sensitivity:** September 1, 2014

**Resolution Date:** July22, 2014

**Estimated Presentation Time:** N/A

**Budget Information (if applicable):** Cost of cardiac equipment will be from the Fire Department Operations Account 554000-101-131100 and CIP Account 554000-308-308000 Project 308151

**Local Preference Policy** Applies  Exempt X

**Explanation:** Purchase is sole source; Fire Department's existing data system requires use of

ZOLL technology and Area Ambulance Service utilizes ZOLL so these monitors are required for interoperability between the ambulance and the Fire Department.

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

RESOLUTION NO.

WHEREAS, the Cedar Rapids Fire Department provides advanced emergency medical services to the citizens of the community; and

WHEREAS, the Fire Department requires cardiac monitors for improved patient assessment and care; and

WHEREAS, funding for the purchase is from Fire Department Operations Account #554000-101-131100 and CIP Account #554000-308-308000 Project 308151; now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Fire Department is hereby authorized to purchase two cardiac monitors from ZOLL Medical Corporation, 269 Mill Road, Chelmsford, MA, 01824-4105, for \$31,076.

Passed this 22nd day of July, 2014.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** 07-22-14

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** consent

**Phone Number/Ext:**

**Email:**

**Alternate Contact Person:** Brian Gibson

**Phone Number/Ext:** 551-4268

**Email:** b.gibson@cedar-rapids.org

**Description of Agenda Item:**

Fire Department purchase of five Thermal Imaging Cameras from Danko Emergency Equipment in the amount of \$44,750. CIP/DID #0714-001.

**Background:**

The Fire Department desires to purchase five (5) ISG INFRASYS X380 Thermal Imaging Cameras. The cost of each camera with accessories is \$8,950. This is a sole source purchase as the Fire Department has standardized to this particular camera.

Danko has agreed to hold the pricing firm so these cameras are the same price that was paid in 2013.

**Recommendation:**

That the Fire Department be authorized to purchase the thermal imaging cameras as described above.

**Alternative Recommendation:** None

**Time Sensitivity:**

**Resolution Date:** 07-22-14

**Estimated Presentation Time:** consent

**Budget Information (if applicable):**

**Local Preference Policy** Applies  Exempt

**Explanation:** Sole Source Purchase

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

PUR  
FIR  
FIN  
DANKO  
0714-001

RESOLUTION NO.

WHEREAS, pricing has been obtained for five ISG Infrasys x380 thermal imaging cameras from Danko Emergency Equipment; and

WHEREAS, the Fire Department has standardized to this particular thermal imaging camera and is desirous of purchasing five additional cameras and accessories for a total amount of \$44,750; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the above recommendation be accepted and that the Fire Department is hereby authorized to purchase the named equipment from Danko as described herein.

Passed this 22nd day of July 2014.

## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Parks and Recreation – Golf and Recreation Operations

**Presenter at meeting:** Sven Leff

**Phone Number/Ext:** 5739

**Email:** [s.leff@cedar-rapids.org](mailto:s.leff@cedar-rapids.org)

**Alternate Contact Person:** Lisa Miller

**Phone Number/Ext:** 5544

**Email:** [l.miller@cedar-rapids.org](mailto:l.miller@cedar-rapids.org)

### **Description of Agenda Item:**

Resolution authorizing the Parks and Recreation Department Golf and Recreation Operations to purchase wholesale beer and related products in the amount of \$109,500 for FY15 concession sales.

### **Background:**

The Parks and Recreation Department Golf and Recreation Operations purchase wholesale beer and related products for their clubhouses and softball concession facilities. Fleck Sales Company and 7G Distributing LLC are the local wholesale vendors of the major brands preferred by the patrons. Draft Beer as well as 12 and 16 oz. cans are sold.

### **Action / Recommendation:**

The Parks and Recreation Department recommends approval of resolution.

### **Alternative Recommendation:**

If resolution is not approved, beer sales will be discontinued at each facility and these facilities will lose a major contributing product to the profitability of their concession operations and not meet FY15 budget projects.

**Time Sensitivity:** A July payment is requested in order to maintain inventory for operations.

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute

### **Budget Information (if applicable):**

Golf and Recreation operating budgets; Account coding 691-691015,35,45,60-69132 and 101-164047,48-16442

RESOLUTION NO.

**WHEREAS**, the City of Cedar Rapids Parks and Recreation Department Golf and Recreation Operations request to purchase the following items:

WHOLESALE BEER AND RELATED PRODUCTS

WHEREAS, the Cedar Rapids Parks and Recreation Department Golf and Recreation Operations request permission to purchase aforementioned items from the following vendors in the stated annual amounts for FY15:

7G Distributing LLC	\$53,500
Fleck Sales Company	\$56,000

**WHEREAS**, Golf and Recreation Operations recognized these vendors as preferred sources for these products to meet the demands of patrons at the golf courses and softball complexes, now therefore;

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA** that the Parks and Recreation Department Golf and Recreation Operations are authorized to purchase the wholesale beer and related products from:

Vendor:  
7G Distributing LLC  
9925 Sixth St. SW  
Cedar Rapids, IA 52404

Vendor:  
Fleck Sales Company  
11125 High Life Ct.  
Cedar Rapids, IA 52404

Funding: 691-691015, 35, 45, 60-X; 101-164047, 48-16442

Passed this 22nd day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Finance – Fleet Services

**Presenter at meeting:** Dennis Hogan

**Phone Number/Ext:** 5860

**Email:** [d.hogan@cedar-rapids.org](mailto:d.hogan@cedar-rapids.org)

**Alternate Contact Person:** Dennis Hogan

**Phone Number/Ext:** 5860

**Email:** [d.hogan@cedar-rapids.org](mailto:d.hogan@cedar-rapids.org)

**Description of Agenda Item:**

Fleet Services Division purchase of one 2013 John Deere 6125M Cab Tractor from P&K Midwest, Inc. for use by Public Works Department – Streets Maintenance Division, for an amount of \$85,134.02. CIP/DID #4425

**Background:** This purchase is being made from the state bid Contract #4425, for Construction Equipment, Grounds Care and Mowing Equipment, as let by the Iowa Department of Transportation's Purchasing Department. These are budgeted fleet replacements for equipment which have exceeded their lifecycle and cost-efficient life. P&K Midwest, Inc. (Hiawatha, Iowa) is a current holder of State bid Contract No. 4425.

**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:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** Fund 073, Dept ID 073000

**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 John Deere 6125M Cab Tractor for budgeted and scheduled fleet replacements for use by the Public Works Department – Streets Maintenance Division, and

WHEREAS, P&K Midwest, Inc. (Hiawatha, Iowa) is a current holder of the state bid Contract No. 4425 for Construction Equipment, Grounds Care and Mowing Equipment, as let by the Iowa Department of Transportation's Purchasing Department, and

WHEREAS, the total expenditure for said purchase will be \$85,134.02, budgeted in GL account Fund 073, Dept ID 073000, and

WHEREAS, the Fleet Services Division recommends the purchase of said tractor from P&K Midwest, Inc. for a total amount of \$85,134.02,

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 equipment from P&K Midwest, Inc. as described herein.

Passed this 22nd day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2013

**Submitting Department:** Public Works

**Presenter at meeting:** Dennis Hogan

**Phone Number/Ext:** 5860

**Email:** [d.hogan@cedar-rapids.org](mailto:d.hogan@cedar-rapids.org)

**Alternate Contact Person:** Dennis Hogan

**Phone Number/Ext:** 5860

**Email:** [d.hogan@cedar-rapids.org](mailto:d.hogan@cedar-rapids.org)

**Description of Agenda Item:**

Fleet Services Division purchase of a 2014 Bobcat T770 Compact Track Loader and attachments from Clark Equipment Company, d.b.a. Bobcat of Cedar Rapids, to be used by the Public Works Department - Streets Maintenance Division for an amount of \$92,179.54. CIP/DID #4425

**Background:** The Bobcat T770 is a compact track loader which will utilize the 40-inch cold planer to mill asphalt pavements for preparation for permanent asphalt repairs. Included in the purchase price are a 40-inch cold planer attachment, 84-inch sweeper attachment, 84-inch cutting edge and a 88-inch bucket attachment. These units will replace a similar unit which has exceeded the lifecycle and cost-efficient life.

This purchase is being made from the State bid Contract #4425, for Construction Equipment, Grounds Care and Mowing Equipment, as let by the Iowa Department of Transportation's Purchasing Department. Clark Equipment Company, d.b.a. Bobcat of Cedar Rapids, is a current holder of State bid Contract No. 4425.

**Action / Recommendation:**

The Fleet Service 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. Asphalt pavement repairs as part of general maintenance will be delayed.

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** Fund 073, Dept ID 073000, Account 554000

**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 Bobcat T770 Compact Track Loader and attachments (a 40-inch planer attachment, 84-inch sweeper attachment, 84-inch cutting edge, and 88-inch bucket attachment) for budgeted and scheduled fleet replacements for use by the Streets Maintenance Division, and

WHEREAS, Clark Equipment Company, d.b.a. Bobcat of Cedar Rapids, is a current holder of the State bid Contract No. 4425 for Construction Equipment, Grounds Care and Mowing Equipment, as let by the Iowa Department of Transportation's Purchasing Department, and

WHEREAS, the total expenditure for said purchase will be \$92,179.54, budgeted in GL account Fund 073, Dept ID 073000, Account 554000, and

WHEREAS, the Fleet Services Division recommends the purchase of said Compact Track Loader and attachments from Clark Equipment Company for a total amount of \$92,179.54,

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 equipment from Clark Equipment Company, d.b.a. Bobcat of Cedar Rapids, as described herein.

Passed this 22nd day of July, 2014



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Teresa White

**Phone Number/Ext:** 5699

**Email:** t.white@cedar-rapids.org

**Alternate Contact Person:** Diane Rodenkirk

**Phone Number/Ext:** 5023

**Email:** d.rodenkirk@cedar-rapids.org

**Description of Agenda Item:**

Parks & Recreation Department purchase of Tables and Chairs for Ushers Ferry Lodge from Trident Furniture Group in the amount of \$31,749.30 (**FLOOD**). CIP/DID #0614-221

**Background:**

Purchasing Services solicited bids on behalf of the Parks & Recreation Department for tables and chairs at Ushers Ferry. Five bids were received. The Parks & Recreation Department is recommending the bid be awarded to Trident Furniture Group as the lowest responsive and responsible bidder who met the specifications. The lowest bid did not meet the specifications.

**Bids received:**

Company Name	Location	Price
Trident Furniture Group	American Fork, UT	\$31,749.30
Lowery McDonnell Company	Waverly, IA	\$35,185.08
Storey Kenworthy	Cedar Rapids	\$36,664.36
Global Equipment Company	Port Washington, NY	\$44,721.18
Iowa Prison Industries	Des Moines	\$20,473.50 (did not meet specifications)

**Action / Recommendation:** Recommend Council approve the Resolution

**Alternative Recommendation:**

**Time Sensitivity:** Critical – events are scheduled at the Ushers Ferry Lodge in September

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** PRE123

**Local Preference Policy** Applies  Exempt

**Explanation:** FEMA funded purchase

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited bids for tables and chairs for the Ushers Ferry Lodge on behalf of the City of Cedar Rapids Parks & Recreation Department; and

WHEREAS, responses were received from five vendors; and

WHEREAS, the Parks & Recreation Department is making the following recommendation for award to Trident Furniture Group, which was the lowest responsive and responsible bidder; and

WHEREAS, the lowest bidder did not meet the specifications; and

WHEREAS, this project is federally funded through FEMA and the total cost is \$31,749.30.

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 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 2, 2014

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Email:**

**Alternate Contact Person:** Tom Peterson

**Phone Number/Ext:** 5847

**Email:** [t.peterson@cedar-rapids.org](mailto:t.peterson@cedar-rapids.org)

**Alternate Contact Person:** Heather Mell

**Phone Number/Ext:** 5117

**Email:** h.mell@cedar-rapids.org

**Description of Agenda Item:**

Contract for LED Streetlight Fixtures with WESCO Distribution for the Traffic Engineering Division for an amount not to exceed \$25,000. CIP/DID #0414-171

**Background:**

Purchasing Services solicited bids on behalf of Traffic Engineering for as-needed purchases of LED Streetlight Fixtures with five vendors responding. WESCO Distribution was within 10% of the lowest bidder. Contract period will be August 1, 2014 through July 31, 2015.

Bids were received from:

Voss Lighting	Omaha, NE	\$20,803.00
WESCO Distribution	Cedar Rapids, IA	\$21,023.00
Van Meter Inc	Cedar Rapids, IA	\$21,201.06
Crescent Electric Supply	Cedar Rapids, IA	\$21,712.70
Terry-Durin Co.	Cedar Rapids, IA	\$22,180.00

**Action / Recommendation:**

Recommend council approve resolution with WESCO Distribution

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** 533101-101-124310

**Local Preference Policy** Applies  Exempt

**Explanation:** Local preference determined award.

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited bids for LED Streetlight Fixtures on behalf of the City of Cedar Rapids Traffic Engineering Division; and

WHEREAS, responses were received from five vendors; and

WHEREAS, the Traffic Engineering Division is making the following recommendation for award to WESCO Distribution, which was the lowest responsive and responsible bidder; and

WHEREAS, the Contract period will be August 1, 2014 through July 31, 2015, with the option of four (4) additional one (1) year renewals; and

WHEREAS, the estimated annual expenditure is \$25,000.

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 a Contract with WESCO Distribution as described herein.

Passed this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Email:**

**Alternate Contact Person:** Steve Salyer

**Phone Number/Ext:** X4643

**Email:** s.salyer@cedar-rapids.org

**Alternate Contact Person:** Heather Mell

**Phone Number/Ext:** 5117

**Email:** h.mell@cedar-rapids.org

**Description of Agenda Item:**

Contract for Wireless Sanitary Sewer Flow Meters with ADS, LLC for the Water Pollution Control Facility for an amount not to exceed \$36,180. CIP/DID #0314-153

**Background:**

Purchasing Services solicited bids on behalf of WPC for the purchase of wireless sanitary sewer flow meters and on-line 3<sup>rd</sup> party data hosting receiving 6 bids from 4 different companies. ADS, LLC was the lowest bidder to meet all of the specifications listed in the bid. This resolution is for the contract period August 1, 2014 through July 31, 2015, which is the purchase of the meters and one year of online 3<sup>rd</sup> party data hosting for \$36,180. Subsequent contract renewals will be for online 3<sup>rd</sup> party data hosting only.

Bids were received from:

GPM Bid 1 (Did not meet spec)	Omaha, NE	\$28,248.00
ADS, LLC Bid 1	Huntsville, AL	\$36,180.00
Hach Company	Loveland, CO	\$39,316.70
ADS, LLC Bid 2	Huntsville, AL	\$43,330.00
GPM Bid 2	Omaha, NE	\$53,368.00
Electric Pump, Inc	Des Moines, IA	\$57,150.00

**\*Some vendors submitted multiple bids with different options for equipment.**

**Action / Recommendation:**

Recommend Council approve resolution to award ADS, LLC

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** 611-611004-531122

**Local Preference Policy** Applies  Exempt

**Explanation:** Local preference did not have an effect on the award.

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited bids for wireless sanitary sewer flow meters and online 3<sup>rd</sup> party data hosting on behalf of the City of Cedar Rapids Water Pollution Control Facility; and

WHEREAS, 6 responses were received from 4 vendors; and

WHEREAS, the Water Pollution Control Facility is making the following recommendation for award to ADS, LLC, which was the lowest responsive and responsible bidder; and

WHEREAS, the Contract period will be August 1, 2014 through July 31, 2015, with the option of four (4) additional one (1) year renewals; and

WHEREAS, the first year of the contract includes purchase of the meters and one year of online 3<sup>rd</sup> party data hosting for \$36,180; subsequent contract renewals will be for online 3<sup>rd</sup> party data hosting only.

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 a Contract with ADS, LLC as described herein.

Passed this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Steve Krug

**Phone Number/Ext:** 5740

**Email:** s.krug@cedar-rapids.org

**Alternate Contact Person:** Diane Rodenkirk

**Phone Number/Ext:** 5023

**Email:** d.rodenkirk@cedar-rapids.org

**Description of Agenda Item:**

Contract for Design Services-Greene Square project with OPN Architects, Inc. for the Parks and Recreation Department for an amount not to exceed \$130,000. CIP/DID #0514-195

**Background:**

Purchasing Services solicited proposals for design services for Greene Square on behalf of the Parks and Recreation Department. Five proposals were received. An evaluation team consisting of five City staff and five stakeholders reviewed and scored the proposals. The evaluation team is recommending OPN Architects, Inc. be awarded the Contract for the design services as the highest scoring proposer.

The Contract period will be July 23, 2014 through August 31, 2015. The firm fixed fees for the project through the shop drawing review phase shall be a not-to-exceed \$125,000. Consultant shall be compensated on a firm fixed hourly fee to respond to questions from the City's Project Manager during the construction phase of the project. It is unknown how many questions might be received; the City has estimated that this portion of the contract shall not exceed \$5,000. The total contract is a not-to-exceed \$130,000.

Proposals received:

Company Name	Location	Firm Fixed Price (through shop drawing phase)	Evaluation Score
OPN Architects, Inc.	Cedar Rapids	\$125,000	938.5
Confluence	Iowa City	\$71,000	842.0
Shive-Hattery, Inc.	Cedar Rapids	\$149,370	828.0
Stanley Consultants, Inc.	Cedar Rapids	\$150,000	804.5
Hall & Hall Engineers, Inc.	Hiawatha	\$74,000	799.0

**Action / Recommendation:** Recommend Council approve the Resolution

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** 521103

**Local Preference Policy** Applies  Exempt

**Explanation:** OPN Architects, Inc. is a certified local vendor

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited proposals for Design Services-Greene Square on behalf of the City of Cedar Rapids Parks & Recreation Department; and

WHEREAS, responses were received from five vendors; and

WHEREAS, an evaluation team carefully reviewed and scored all the proposal and is making the following recommendation for award to OPN Architects, Inc., which was the highest scoring proposer; and

WHEREAS, the Contract period will be July 23, 2014 through August 31, 2015; and

WHEREAS, the not-to-exceed amount is \$130,000.

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 a Contract with OPN Architects, Inc. as described herein.

Passed this 22<sup>nd</sup> day of July, 2014.



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda Item

**Phone Number/Ext:**

**Email:**

**Alternate Contact Person:** Marilyn Fitzgerald

**Phone Number/Ext:** X5056

**Email:** [marilynf@cedar-rapids.org](mailto:marilynf@cedar-rapids.org)

### **Description of Agenda Item:**

Contract for Urgent Care for Work Related Injuries with UnityPoint Clinic for the Human Resources Department for an estimated annual amount not to exceed \$30,000. CIP/DID #0714-005

### **Background:**

The City has a Contract with St. Luke's Work Well for health services including employee physicals, injury care, and other miscellaneous services. The City and Work Well have agreed that the urgent care portion of this Contract shall be handled by UnityPoint Clinic with pricing at a 30% discount off standard fees for all services for City employees receiving care for work related injuries.

The term of the initial agreement with UnityPoint is from June 11, 2014 through June 30, 2015. The contract may be extended by written mutual agreement by the City and UnityPoint. The total estimated annual expenditure will not exceed \$30,000 funded from departmental operating budgets or covered by the workers compensation fund..

### **Action / Recommendation:**

Resolution authorizing execution of Agreement for Urgent Care for Work Related Injuries for a total annual amount not to exceed \$30,000.

### **Alternative Recommendation:**

### **Time Sensitivity:**

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

Departmental operating budgets or workers compensation fund

**Local Preference Policy** Applies  Exempt

**Explanation:**

Local preference applied but did not have any effect on the outcome because both bidders were local.

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids, Iowa and St. Luke's Work Well Solutions are parties to an Agreement, whereby St. Luke's Work Well Solutions provides employee physicals injury care, and other miscellaneous health services for the City; and

WHEREAS, both parties have agreed that the urgent care portion of the Contract shall be handled by UnityPoint Clinic at a 30% discount off standard fees; and

WHEREAS, the term of the initial Contract with UnityPoint Clinic is from June 11, 2014 through June 30, 2015 and may be extended by written mutual agreement by both parties; and

WHEREAS, the total estimated annual expenditure will not exceed \$30,000, with funding from departmental operating budgets or covered by the workers compensation fund; and

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the above recommendation be accepted and that the City Manager and City Clerk are hereby directed to execute a Contract with UnityPoint Clinic as described herein.

Passed this 22<sup>nd</sup> day of July, 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 authorizing execution of a Professional Services Agreement with Shoemaker & Haaland Professional Engineers for an amount not to exceed \$33,471 for professional services in connection with the Ambroz Recreation Center Retaining Wall Repair project. CIP/DID #311180-01

**Background:**

The retaining wall along the north edge of the Ambroz Recreation Center is failing and part of the parking has caved in at the retaining wall. The professional services provided in this agreement include the design services for evaluation of options for repair or replacement of the wall and preparation of contract documents for bidding based on the recommendation.

**Action / Recommendation:**

The Public Works Department recommends adopting the resolution authorizing execution of a professional services agreement with Shoemaker & Haaland Professional Engineers.

**Alternative Recommendation:**

Identify other options to complete design and construction documents for the repair or replacment of the retaining wall.

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):** FY15 CIP 311180

**Local Preference Policy:** Applies  Exempt

**Explanation:**

**Recommended by Council Committee:** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Public Works Director / City Engineer has determined it is in the best interest of the City to outsource some professional services relating to the project below, and

WHEREAS, the Public Works Director / City Engineer has determined Shoemaker & Haaland Professional Engineers is qualified to provide those services and they are able to perform those services in a timely manner for an amount not to exceed \$33,471 and

WHEREAS, the Public Works Director / City Engineer recommends the City enter into Contract No. 311180-01 with Shoemaker & Haaland Professional Engineers, and

WHEREAS, the City Council has allocated funds for the Ambroz Recreation Center Retaining Wall Repair project, and

General Ledger Coding for this Agreement to be as follows:

Fund 311, Dept ID 311000, Project 311180 \$33,471

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 contract for the services noted herein.

Passed this 22<sup>nd</sup> day of July, 2014



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**AMBROZ RECREATION CENTER  
RETAINING WALL REPAIR PROJECT**





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Scott Sovers, PE  
**E-mail Address:** s.rovers@cedar-rapids.org

**Phone Number/Extension:** 5547

**Alternate Contact Person:** Dave Wallace, PE  
**E-mail Address:** d.wallace@cedar-rapids.org

**Phone Number/Extension:** 5814

**Description of Agenda Item:**  **Consent Agenda**  **Regular Agenda**  **Map**  
 Resolution rejecting bids for the Crimson Drive NE at C Avenue NE Sanitary Sewer Point Repair project. CIP/DID #655956-01

**Background:**

Rathje Construction Company submitted the lowest responsible responsive bid on July 8, 2014 for the Crimson Drive NE at C Avenue NE Sanitary Sewer Point Repair project. This bid is not within the approved budget of \$41,000.

**Action / Recommendation:**

The Public Works Department recommends Council reject all bids.

**Alternative Recommendation:**

No alternative recommendation.

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

**Local Preference Policy:** Applies  Exempt

**Explanation:**

**Recommended by Council Committee:** Yes  No  N/A

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids received bids for the Crimson Drive NE at C Avenue NE Sanitary Sewer Point Repair project on July 8, 2014, and

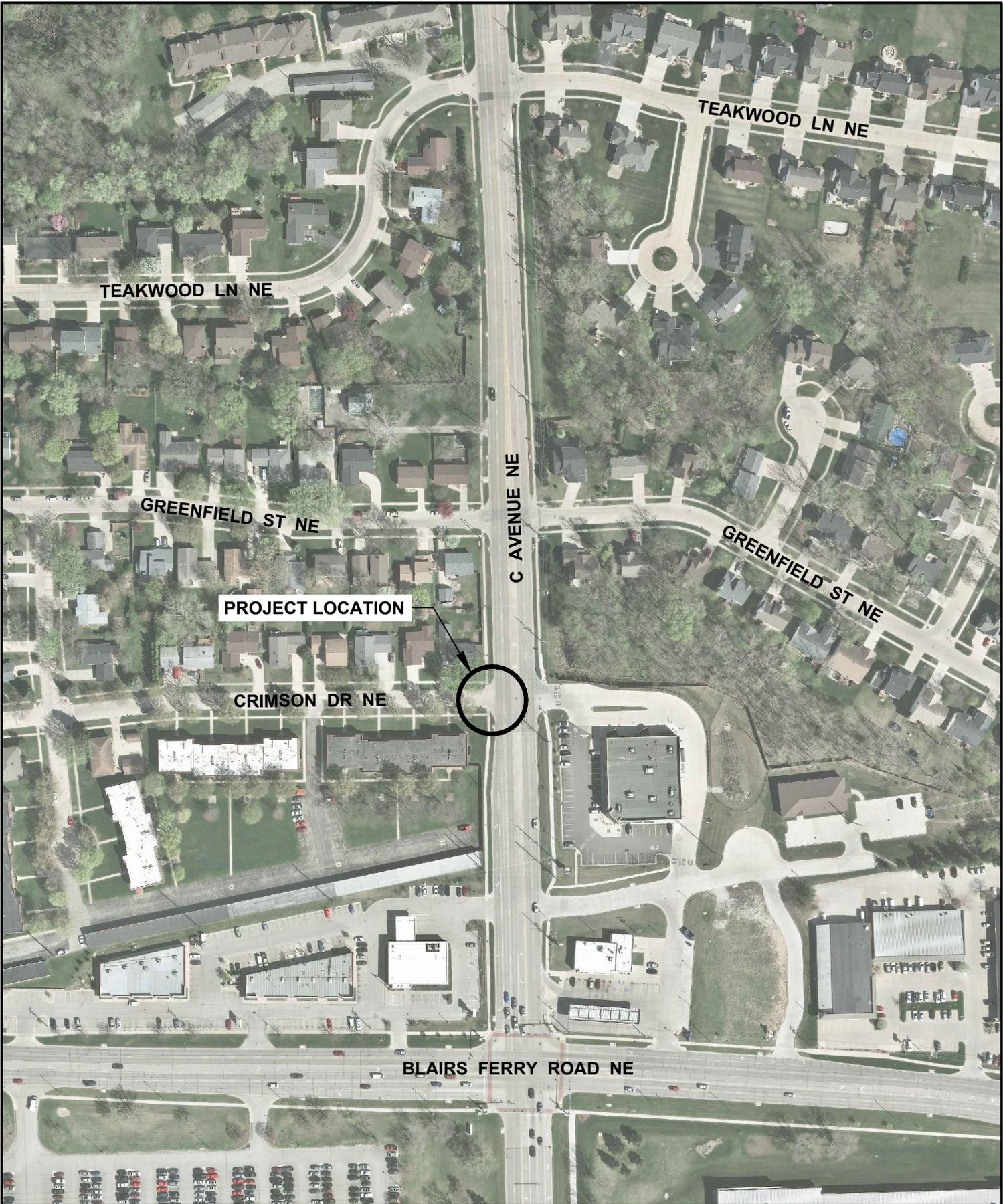
WHEREAS, the lowest responsible responsive base bid was in the amount of \$54,885.50, and

WHEREAS, the City of Cedar Rapids Public Works Department had provided a construction cost opinion of \$41,000, and

WHEREAS, the construction budget was based upon the construction cost opinion of \$41,000 and the low bid exceeds the construction budget for the project, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City shall reject the bids on this project.

Passed this 22<sup>nd</sup> day of July, 2014.



**PROJECT LOCATION**

**TEAKWOOD LN NE**

**TEAKWOOD LN NE**

**GREENFIELD ST NE**

**GREENFIELD ST NE**

**C AVENUE NE**

**CRIMSON DR NE**

**BLAIRS FERRY ROAD NE**

**CRIMSON DRIVE NE AT C AVENUE NE  
SANITARY SEWER POINT REPAIR PROJECT**





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Gary Petersen, PE  
**E-mail Address:** d.wilson@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**  **Map**

Resolution authorizing execution of a Cooperative Right of Way Agreement with the Iowa Department of Transportation (IDOT) for reimbursement of eligible right of way costs in connection with the Collins Road (IA 100) from East of Northland Avenue NE to Twixt Town Road NE project. CIP/DID #301446-00

### Background:

The right-of-way acquisition for the Collins Road (IA 100) Complete Streets Project from east of Northland Avenue NE to Twixt Town Road NE is partially funded with four federal-aid grant funding sources. The Iowa Department of Transportation and Federal Highway Administration have approved right-of-way authorization in the amount of \$2,651,164 for this project. The Cooperative Right of Way Agreement identifies the terms and conditions for the City to acquire the right-of-way and to receive federal aid reimbursement for eligible right-of-way expenses.

This project will raise Collins Road at Lindale Drive NE and construct an undercrossing of Lindale Drive at Collins Road, and a pedestrian undercrossing of the entrance to the former Kmart building at Collins Road. The project will also mitigate congestion on Collins Road by adding roadway capacity, providing alternate vehicle routes other than Collins Road, and providing bicycle and pedestrian facilities for alternative transportation modes that do not exist today. The pedestrian and bicycle undercrossing will provide safe alternative routes to cross Collins Road and the commercial entrance to the former Kmart building. Significant operational efficiencies are attained by eliminating the pedestrian crossing signal timing at the Collins Road and Lindale Mall/Kmart entrance intersection.

### Action / Recommendation:

The Public Works Department recommends approving the resolution authorizing execution of the Cooperative Right of Way Agreement between the IDOT and the City of Cedar Rapids in connection with the Collins Road (IA 100) from East of Northland Avenue NE to Twixt Town Road NE project. Upon City approval, signed agreements will be returned to the IDOT for necessary signatures and one fully-executed original be sent back to the City.

### Alternative to Recommendation:

If the City Council decides to not approve the Iowa DOT Agreement there are two alternative recommendations:

1. Proceed with the improvements with local funding only. The project schedule would be significantly altered to provide alternate funding in the future fiscal year Capital Improvement budgets. This approach would risk retaining other federal aid grants that have been approved for the project.
2. Proceed with the at-grade project improvements. This approach would significantly affect the schedule of the project, requiring redesign, and would risk retaining other federal aid grants that have been approved for the project.

**Time Sensitivity:** Urgent. Approval of this Agreement is required for federal-aid reimbursement for right-of-way acquisition expenses for the project.

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** CIP No. 301446. Six federal and state grants in a total amount of \$11.3 million dollars are being obligated to the improvements for this project.

**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 has received Iowa Department of Transportation and Federal Highway Administration Right of Way Authorization in connection with the Collins Road (IA 100) from East of Northland Avenue NE to Twixt Town Road NE project, and

WHEREAS, the Public Works Director / City Engineer recommends authorizing execution of the Cooperative Right of Way Agreement No. 2014-16-317 with the Iowa Department of Transportation (IDOT),

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 Agreement No. 2014-16-317 with the Iowa Department of Transportation in connection with the Collins Road (IA 100) from east of Northland Avenue NE to Twixt Town Road NE project (CIP No. 301446-00).

Passed this 22<sup>nd</sup> day of July, 2014.





## Council Agenda Item Cover Sheet

**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**    **No Map**

Resolution executing a Corrective Quit Claim Deed from the City of Cedar Rapids to James J. and Susan C. Novak for the real property located at 56 16<sup>th</sup> Avenue SW. CIP/DID #3302500004

**Background:**

Resolution No. 1820-11-13 approved execution of a Quit Claim Deed from the City of Cedar Rapids to James J. and Susan C. Novak which was subsequently recorded by the Linn County Recorder. After recording, a scrivener's error was discovered in the legal description on the Quit Claim Deed. In order to correct the error, the City must execute a Corrective Quit Claim Deed.

**Action / Recommendation:**

The Public Works Department recommends adopting the resolution executing the Corrective Quit Claim Deed to James J. and Susan C. Novak.

**Alternative to the Recommendation:** None

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):** NA

**Local Preference Policy:** Applies  Exempt

**Explanation:** Does not fit the criteria, therefore, does not apply.

**Recommended by Council Committee:** Yes  No  N/A

**Explanation (if necessary):**

ENG  
RCR  
FIN  
AUD FILE  
TED  
CD  
TRS  
ASR  
NOVAK  
3302500004

RESOLUTION NO.

WHEREAS, on November 19, 2013 the City of Cedar Rapids City Council approved Resolution No. 1820-11-13, which authorized execution of a Quit Claim Deed from the City of Cedar Rapids to James J. and Susan C. Novak for the real property located at 56 16<sup>th</sup> Avenue SW, Cedar Rapids, Iowa, and legally described as:

SW-ly 40 feet of Lot 13, Block 1, Anthony, Menary and Fair's Sub-Division of Block Fourteen (14) of L.S. Mays Addition to West Cedar Rapids, Linn County, Iowa, except the rear 10 feet thereof, and

WHEREAS, the Quit Claim Deed was recorded in the office of the Linn County Recorder on February 3, 2014, and

WHEREAS, a scrivener's error was subsequently discovered in the legal description on the Quit Claim Deed, and

WHEREAS, a Corrective Quit Claim Deed has been executed by the City of Cedar Rapids with the corrected legal description,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Corrective Quit Claim Deed from the City of Cedar Rapids be executed by the City Manager and City Clerk and recorded along with the attached Amended and Restated Agreement for Covenants and Restrictions in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

Passed this 22<sup>nd</sup> day of July, 2014.

## Council Agenda Item Cover Sheet

**Consent Agenda**       **Regular Agenda**

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Utilities – Water Division

**Presenter at meeting:** Steve Hershner    **Phone No.:** 5281    **E-mail:** [s.hershner@cedar-rapids.org](mailto:s.hershner@cedar-rapids.org)

**Alternate Contact:** Mark Ultis                      **Phone No.:** 4623    **E-mail:** [m.ultis@cedar-rapids.org](mailto:m.ultis@cedar-rapids.org)

**Description of Agenda Item:**

Resolution approving actions regarding Purchases/Contracts/Agreements.

- a. Utilities Department – Laboratory Division purchase of a LachatQuikChem® 8500 Series 2 Flow Injection Analysis System and ASX-260 Auto Sampler in the amount of \$34,080.30 from LeGros Scientific. (sole source – see attachment) CIP/DID #OB

**Background:**

The Utilities Department – Laboratory Division needs to update its laboratory equipment and the Laboratory Division requires specialized laboratory equipment to ensure the continued safety of water and wastewater and its compliance with IDNR and EPA standards and other governmental regulations.

The Laboratory Division has used the Lachat system for the last seventeen years and the system has serviced our needs with minimal down time. The Lachat system is an EPA approved method for which the Lab is certified by the Iowa Department of Natural Resources.

LeGros Scientific (sole source provider) is the local distributor for the Lachat system and has submitted a quote in the amount of \$34,089.30 for the LachatQuikchem® 8500 Series 2 Flow Injection Analysis System and ASX-260 Auto Sampler.

**Action / Recommendation:**

The Utilities Department – Laboratory Division recommends approval of the Resolution authorizing the purchase of a LachatQuikChem® 8500 Series 2 Flow Injection Analysis System and ASX-260 Auto Sampler in the amount of \$34,080.30 from LeGros Scientific.

**Alternative Recommendation:** N/A

**Time Sensitivity:** N/A

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minutes

**Budget Information (if applicable):**

To be funded from the Utilities Department – Laboratory Division fiscal year 2015 budget and coded to 554000-611-611003-61191-N/A.

**Local Preference Policy**    Applies     Exempt

**Explanation:** LeGros Scientific is the sole source provider and local distributor for the Lachat system.

**Recommended by Council Committee**    Yes     No     N/A

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Utilities Department – Laboratory Division needs to update its laboratory equipment and requested quotes for a LachatQuikChem® 8500 Series 2 Flow Injection Analysis System and ASX-260 Auto Sampler, and

WHEREAS, the Laboratory Division requires specialized laboratory equipment to ensure the continued safety of its drinking water and wastewater and its compliance with IDNR and EPA standards and other governmental regulations, and

WHEREAS, the Laboratory Division has used the Lachat system for the last seventeen years and the system has serviced our needs with minimal down time. The Lachat system is an EPA approved method for which the Lab is certified by the Iowa Department of Natural Resources, and

WHEREAS, LeGros Scientific (sole source provider) is the local distributor for the Lachat system and has submitted a quote in the amount of \$34,089.30 for the LachatQuikChem® 8500 Series 2 Flow Injection Analysis System and ASX-260 Auto Sampler.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Utilities Department – Laboratory Division be authorized to purchase the Lachat QuikChem® 8500 Series 2 Flow Injection Analysis System and ASX-260 Auto Sampler in the amount of \$34,080.30 from LeGros Scientific. To be funded from the Utilities Department – Laboratory Division fiscal year 2015 budget and coded to 554000-611-611003-61191-N/A.

Passed this 22<sup>nd</sup> day of July, 2014.

## SOLE SOURCE/SINGLE SOURCE PROCUREMENT JUSTIFICATION

**Sole Source:**

A type of procurement used when it is determined that there is ONLY one known source of supply for the product and/or service. The term "sole source" refers to the source of the product or service, not the product. Use of brand names and model numbers does not constitute a sole source.

**Single Source (also called Preferred Manufacturer):**

A type of procurement used when there are two or more viable suppliers that can provide the needed product and/or service but the department has determined that it is in their best interest to select a particular manufacturer/source based on valid and legitimate business reasons, therefore leaving only one supplier from which to purchase the product and/or service.

**Submitted by:** Mark Ultis, Laboratory Services Manager **Date:** 07/02/14  
(Employee Name & Title)

**Department Name:** UTILITIES – Laboratory

- Name of product or service:** LachatQuikChem® 8500 Series 2 Flow Injection Analysis System and ASX-260 Auto Sampler
- Name of product manufacturer:** Lachat Instruments
- Name of 'sole' product supplier or service provider:** LeGros Scientific
- What other product suppliers or service providers have been evaluated to demonstrate that a good faith effort has been made in seeking other sources? (Please furnish names, addresses and other documentation.)**

OI Analytical makes a flow injection/segmented flow instrument capable of running a method similar to the one we use. I am not aware of other instruments capable of performing an approved method.

- What specifications make this particular product or service unique and unavailable from other sources?**

The Lachat system has served our needs well with minimal downtime for the last seventeen years. Lachat has an EPA approved method for which we are certified by the Iowa Department of Natural Resources and are comfortable using. Changing to another technology will require method development, possible delays with system familiarization and may necessitate being re-certified.

- How did you determine that there was only one source for the product or service?**

There is only one manufacturer of the system. The local distributor was directed to us by Lachat Instruments.

- What product supplier or service provider has your department used until now to satisfy similar requirements?**

We have used the Lachat system for the past seventeen years since we changed from a "macro" to "micro" analysis method.

- Explain the efforts that were made to conduct a noncompetitive negotiation to obtain the best possible price for the tax payers dollar:**

The distributor has quoted a 10% discount (\$4000) applicable if the order is placed by July 31, 2014. We already have the current Lachat system software and compatible data system. This will save us \$3200 off the system price as we will not need to purchase the software or pay for on-site installation.

Department Director  
Signature for Approval Stephen Kewlmer Date: 7-3-14

Purchase price less than \$1,000, complete this form and keep a copy in the department purchase file.

Purchase price is greater than or equal to \$1,000 and less than \$25,000, electronically submit this form with your Purchase Order Request Form. The AP Specialist will copy this information and insert it into the purchase order.

Purchase price is \$25,000 or greater, submit this form with your cover sheet and resolution for council approval.

In all of the above scenarios, the departmental employee is required to obtain their Department Director's signature on a hard copy of this form and keep it on file.

Purchasing Services strongly recommends that a Purchase Agreement be issued to the sole/single source vendor. The Purchase Agreement will ensure the City's terms and conditions are followed, as well as lock the pricing in place and prevent "extra" charges, i.e., delivery, fuel surcharges, etc. Contact Purchasing (286-5021) to request a Purchase Agreement for a sole source/single source purchase.

*(Attach additional sheets as necessary)*



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at Meeting:** Paula Mitchell

**Phone:** 319 286-5852

**Email:** [p.mitchell@cedar-rapids.org](mailto:p.mitchell@cedar-rapids.org)

**Alternate Contact Person:** Caleb Mason

**Phone:** 319 286-5188

**Email:** [c.mason@cedar-rapids.org](mailto:c.mason@cedar-rapids.org)

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

Resolution authorizing execution of Special Warranty Deeds with Kingston Village, LLC for disposition of City-owned properties at 600 2<sup>nd</sup> Street SW, 517 3<sup>rd</sup> Street SW, 202 6<sup>th</sup> Avenue SW, 208 6<sup>th</sup> Avenue SW, and 216 6<sup>th</sup> Avenue SW. CIP/DID #OB973225

### **Background:**

On July 8, 2014, City Council authorized execution of a Development Agreement for the Kingston Village LLC project as proposed by the TW Sather Company and Landover Development Corporation. The project consists of a 64-unit multi-family housing development, which was awarded Low Income Housing Tax Credits in March 2014. The City's participation provides the required local government matching contribution. This action is to authorize execution of the Special Warranty Deeds for the disposition of the properties.

The Developer plans to commence construction on the project in July 2014 and anticipates the project will be completed within 10 months. The project consists of 1, 2, and 4-bedroom units in a mix of affordable and market rate.

Proposed terms outlined in the Development Agreement include the following:

- Firm financing commitments in place to complete the project;
- Meeting of a CDBG National Objective (Elimination of Slum/Blight);
- Construction commencement and completion timelines;
- Construction of Minimum Improvements consistent with overlay district standards and the Kingston Village Plan.

### **Action/Recommendation:**

City staff recommends approval of the resolution.

### **Alternative Recommendation:**

City Council may table the resolution and request additional information.

### **Time Sensitivity:**

The Developer's financing is predicated on commitments to commence construction in July 2014.

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** N/A

**Local Preference Policy** Applies  Exempt

**Explanation:** No goods or services being purchased.

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

This project was recommended for City support at the Development Committee Meeting on November 20, 2013.

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF SPECIAL WARRANTY DEEDS  
WITH KINGSTON VILLAGE LLC FOR DISPOSITION OF CITY-OWNED  
PROPERTIES AT 600 2<sup>ND</sup> STREET SW, 517 3<sup>RD</sup> STREET SW, 202 6<sup>TH</sup>  
AVENUE SW, 208 6<sup>TH</sup> AVENUE SW, AND 216 6<sup>TH</sup> AVENUE SW

WHEREAS, The City of Cedar Rapids has received a proposal from TW Sather Company and Landover Development Corporation, for the development of the Kingston Village project, proposed housing of 64-units at the northwest corner of Diagonal Drive and 2<sup>nd</sup> Street SW; and

WHEREAS, the development team composed of TW Sather Company and Landover Development Corporation, have formed a single purpose entity, Kingston Village LLC, which has been awarded Low Income Housing Tax Credits to carry out the project; and

WHEREAS, the City Council authorized an Option to Purchase Agreement on December 3, 2013 for the disposition of City-owned parcels located at 600 2<sup>nd</sup> Street SW, 517 3<sup>rd</sup> Street SW, 202 6<sup>th</sup> Avenue SW, 208 6<sup>th</sup> Avenue SW, 216 Avenue SW in support of the project, pursuant to a competitive request for proposals with a public notice published on October 12, 2013; and

WHEREAS, a public hearing on the disposition of property was held on October 22, 2013; and

WHEREAS, the project provides a public benefit by creating affordable workforce housing and eliminating blighted conditions; and

WHEREAS, the proposed project would not occur but for the financial assistance provided by the City; and

WHEREAS, the parties have mutually agreed to terms and are ready to proceed with a Development Agreement;

WHEREAS, the City Council authorized the execution of a development agreement on July 8, 2014;

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 Special Warranty Deeds with Kingston Village LLC for disposition of City-owned properties at 600 2<sup>nd</sup> Street SW, 517 3<sup>rd</sup> Street SW, 202 6<sup>th</sup> Avenue SW, 208 6<sup>th</sup> Avenue SW and 216 6<sup>th</sup> Avenue SW.

Passed this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at Meeting:** Paula Mitchell

**Phone:** 319 286-5852

**Email:** [p.mitchell@cedar-rapids.org](mailto:p.mitchell@cedar-rapids.org)

**Alternate Contact Person:** Caleb Mason

**Phone:** 319 286-5188

**Email:** [c.mason@cedar-rapids.org](mailto:c.mason@cedar-rapids.org)

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

Resolution authorizing execution of a Development Agreement with Commonwealth Senior Apartments, LP for private redevelopment of property at 1400 2<sup>nd</sup> Avenue SE. CID/DID #OB959319

### **Background:**

On December 3, 2013, City Council passed a resolution authorizing financial assistance in the amount of \$437,000 in support of the renovation of the historic Commonwealth building located at 1400 2<sup>nd</sup> Avenue SE, contingent upon the receipt of Low Income Housing Tax Credits through the Iowa Finance Authority (IFA) to complete the project, and negotiation of terms for a Development Agreement. The project was awarded tax credits in March 2014, with the City's assistance serving as required local government matching dollars.

The Developer plans to commence construction on the project in September 2014 and anticipates the project will be completed in December 2015. The project consists of 86 units for senior residents age 55 and older, and has a proposed mix of 81 affordable and 5 market rate units.

Proposed terms outlined in the Development Agreement include the following:

- Firm financing commitments in place to complete the project;
- Construction commencement and completion timelines;
- Minimum Improvements consisting of rehabilitation of the historic structure as outlined in the proposal.
- Minimum investment of \$12 million.
- Economic Development assistance to be paid annually in the amount of \$43,700 over 10 years.
- Annual payments subject to satisfactory performance and compliance with the Iowa Finance Authority's requirements for LIHTC Projects

### **Action/Recommendation:**

City staff recommends approval of the resolution.

### **Alternative Recommendation:**

City Council may table the resolution and request additional information.

**Time Sensitivity:**

The Developer's intends to start construction in September 2014.

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** N/A

**Local Preference Policy** Applies  Exempt

**Explanation:** No goods or services being purchased.

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

This project was recommended for City support at the Development Committee Meeting on November 20, 2013 and a resolution of support adopted by the City Council on December 3, 2013.

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT  
WITH COMMONWEALTH SENIOR APARTMENTS, LP FOR PRIVATE  
REDEVELOPMENT OF PROPERTY LOCATED AT 1400 2<sup>ND</sup> AVENUE SE

WHEREAS, The City of Cedar Rapids has received a proposal from TWG Development and Landover Development Corporation, for the renovation of the Commonwealth building, located at 1400 2<sup>nd</sup> Avenue SE, to create 86 senior apartments; and

WHEREAS, the development team composed of TWG Development and Landover Development Corporation, have formed a single purpose entity, Commonwealth Senior Apartments, LP, which has been awarded Low Income Housing Tax Credits to carry out the project; and

WHEREAS, on December 3, 2014, the City Council authorized provision of \$437,000 in financial assistance, payable in annual installments of \$43,700 over ten years to serve as the required local government matching contribution, subject to award of tax credits and negotiation of a development agreement; and

WHEREAS, the project provides a public benefit by creating affordable senior housing and renovating a historic structure; and

WHEREAS, the proposed project would not occur but for the financial assistance provided by the City; and

WHEREAS, the parties have mutually agreed to terms and are ready to proceed with a Development Agreement;

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 a Development Agreement and associated documents with Commonwealth Senior Apartments, LP.

Passed this 22nd day of July, 2014.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development & Planning

**Presenter at meeting:** Jennifer Pratt

**Phone Number/Ext:** 319 286-5047

**Email:** [j.pratt@cedar-rapids.org](mailto:j.pratt@cedar-rapids.org)

**Alternate Contact Person:** Caleb Mason

**Phone Number/Ext:** 319 286-5188

**Email:** [c.mason@cedar-rapids.org](mailto:c.mason@cedar-rapids.org)

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

Resolution authorizing execution of a Development Agreement with Green Development Sokol, LLC for the redevelopment of the Sokol Gymnasium property at 417 3<sup>rd</sup> Street SE. CIP/DID #OB1098267

### **Background:**

The Resolution provides authorization to execute a Development Agreement with Green Development Sokol, LLC which provides City Tax Increment Financing (TIF) for the redevelopment of the historic Sokol Gymnasium at 417 3<sup>rd</sup> Street SE.

On March 25, 2015 the City Council adopted a Resolution of support for City participation in the project based upon:

- Reinvestment and restoration of a historic building is critical for the City to retain the historic character of the area, but involves an increased cost of renovation.
- Mixed-use infill development is consistent with City Council goals of creating a vibrant community and cost-effective provision of existing infrastructure and City services.
- Investment to create a new destination in the downtown to attract young professionals.

A highlight of the terms contained in the Development Agreement include:

- Developer will provide a Minimum Investment in the Improvements of no less than \$2.5 Million for a mixed-use redevelopment of the historic Sokol Gym, including ;
- The City will provide a reimbursement of the TIF generated by the improvements, projected to total \$300,000 over the 10 years, as follows:
  - Housing – ten-year, 100% reimbursement
  - Commercial – five-year, 100% reimbursement
- Developer shall create or maintain 16 full time employees annually to receive the commercial TIF reimbursement;
- Construction shall begin no later than September 1, 2014 and be completed by August 1, 2015.
- The Improvements are to be in keeping with U.S. Secretary of Interior's Standards for historic preservation;

*\*The proposed tax reimbursement requires an amendment to the Consolidated Central Urban Renewal Area Plan to specify the proposed project. This will be presented to City Council at a future date.*

**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:** July 22, 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.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT  
AGREEMENT WITH GREEN DEVELOPMENT SOKOL, LLC FOR THE  
RENOVATION OF THE SOKOL GYMNASIUM PROPERTY AT 417 3<sup>RD</sup>  
STREET SE

WHEREAS, the City received a redevelopment proposal submitted by Charles Jones (the "Developer") with respect to the redevelopment of the Sokol Gymnasium property at 417 3<sup>rd</sup> Street SE; and

WHEREAS, the proposal provides for the renovation of the historic Sokol Gym at an estimated cost of \$2.5 million to include the following activities:

- A rooftop lounge with a projector screen for games, movies, and other digital media
- A ground floor restaurant
- 2 artisan shops
- An upscale basement lounge
- 4 high end residential spaces with connection to the Sky Walk

WHEREAS, on March 25, 2014 the City Council adopted Resolution No. 0403-03-14 directed staff to pursue a Development Agreement with the Developer memorializing the proposed project and providing a partial property tax reimbursement from the City of approximately \$300,000 as follows:

- Housing – 100% reimbursement for 10 years
- Commercial – 100% reimbursement for 5 years

WHEREAS, the City Council has determined that the redevelopment project submitted by the Developer provides an overall community benefit by

- Reinvestment and restoration of a historic building is critical for the City to retain the historic character of the area, but involves an increased cost of renovation.
- Mixed-use infill development is consistent with City Council goals of creating a vibrant community and cost-effective provision of existing infrastructure and City services.
- Investment to create a new destination in the downtown to attract young professionals; and

WHEREAS, the City and Developer have come to mutual agreement as to the terms and conditions of a Development Agreement which has been prepared and is now ready for execution on behalf of the City; and

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 hereby authorized to execute the Agreement and associated documents and to do all other things reasonably necessary to effectuate this Resolution and the Agreement.

Passed this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Rob Davis, PE

**Phone Number/Extension:** 5808

**E-mail Address:** r.davis@cedar-rapids.org

**Alternate Contact Person:** Doug Wilson, PE

**Phone Number/Extension:** 5141

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

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

Resolution adopting a Complete Streets Policy dated July 2014. CIP/DID #49-14-033

### Background:

The City Council directed Staff to prepare a Complete Streets Policy to provide a guiding document to City Departments as to the purpose, scope, and applicability of Complete Streets in Cedar Rapids. This policy reinforces the mind set of:

- Complete Streets should be included in every infrastructure activity as a matter of course.
- Incremental complete streets improvements by each department will help to overcome the history of deferral which has created a nearly insurmountable amount of work citywide to make rights-of-way open to non-vehicular traffic.
- Rebalancing the focus of streets from being primarily for vehicles to a balance with vehicular and non-vehicular traffic (i.e. a multi-modal emphasis).
- Blue Zones compatibility.

### Action / Recommendation:

The Public Works Department recommends adoption of the resolution.

### Alternative to the Recommendation:

Continue with the current streets policy or make further revisions to this proposed policy.

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

### Budget Information (if applicable):

**Local Preference Policy:** Applies  Exempt

**Explanation:** N/A

**Recommended by Council Committee:** Yes  No  N/A

**Explanation (if necessary):** Infrastructure Committee and Development Committee

RESOLUTION NO.

WHEREAS, the mobility of freight and passengers and the safety, convenience, and comfort of motorists, cyclists, pedestrians – including people requiring mobility aids, transit riders, and neighborhood residents of all ages and abilities – should all be considered when planning, designing and improving Cedar Rapids streets, and

WHEREAS, integrating sidewalks, bike facilities, transit amenities, and safe crossings into the initial design of street projects avoids the expense of retrofits later, and

WHEREAS, streets are a critical component of public space and play a major role in establishing the image and identity of a city, providing a key framework for current and future development; and

WHEREAS, streets are a critical component of the success and vitality of adjoining private uses and neighborhoods, and

WHEREAS, a goal of Complete Streets is to improve the access and mobility for all users of streets in the community by improving safety through reducing conflict and encouraging non-motorized transportation and transit, and

WHEREAS, it is recognized that there are some streets or corridors in the City which would not fully satisfy a complete streets environment – where it would not be advisable to have non-motorized travel, and

WHEREAS, the National Complete Streets Coalition recognizes ten (10) elements of a successful complete streets policy, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the Complete Streets Policy, dated July 2014, which is consistent with the National Complete Streets Coalition guidance, is hereby adopted.

Passed this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Rob Davis, PE

**Phone Number/Extension:** 5808

**E-mail Address:** r.davis@cedar-rapids.org

**Alternate Contact Person:** Kevin Vrchoticky

**Phone Number/Extension:** 5896

**E-mail Address:** k.vrchoticky@cedar-rapids.org

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

Resolution adopting a Sidewalk Master Plan. CIP/DID #301898-02

### Background:

A Sidewalk Master Plan is one step the city will use to establish safe, convenient pedestrian routes within Cedar Rapids to enhance the livability of the community and encourage healthy, sustainable lifestyles. The plan identifies the city's roles and responsibilities regarding sidewalks and helps to prioritize sidewalk maintenance and installation projects. Formal adoption of a plan is part of the Blue Zones initiative.

### Action / Recommendation:

The Public Works Department recommends adoption of the resolution.

### Alternative to the Recommendation:

Continue to operate without a formally adopted sidewalk master plan

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

**Budget Information (if applicable):** N/A

**Local Preference Policy:** Applies  Exempt

**Explanation:** Planning document

**Recommended by Council Committee:** Yes  No  N/A

**Explanation (if necessary):**

RESOLUTION NO.

RESOLUTION ADOPTING SIDEWALK MASTER PLAN JULY 2014

WHEREAS, gaps in the City's sidewalk network are barriers to creating a walkable, pedestrian friendly community, and

WHEREAS, the City of Cedar Rapids has developed a Sidewalk Master Plan to identify and prioritize deficiencies in the sidewalk network, and

WHEREAS, adoption of the Sidewalk Master Plan in July, 2014 will provide a framework for future sidewalk maintenance and new installation throughout the City, and

WHEREAS, the Sidewalk Master Plan meets the goals of the Blue Zones project, and

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

1. City Council adopts the plan and the ranking methodology, and
2. That the Sidewalk Master Plan is hereby adopted and shall be used by the City as a resource to help guide future decision making in the City.

Passed this 22<sup>nd</sup> day of July, 2014



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Rob Davis, PE

**Phone Number/Extension:** 5808

**E-mail Address:** r.davis@cedar-rapids.org

**Alternate Contact Person:** Doug Wilson, PE

**Phone Number/Extension:** 5141

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

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

Resolution adopting Complete Streets Design Standards within the Cedar Rapids Metropolitan Area Engineering Design Standards Manual. CIP/DID #49-14-033

### Background:

These design standards are the implementation of the Complete Streets Policy. The Design Standards replace Chapter 5 and modify part of Chapter 8 of the Cedar Rapids Metro Area Design Standards. The standards were developed based on:

- Jeff Speck Complete Streets Design Code
- Committee Input (Blue Zones, Streets Typology, Developer's Council, etc.)
- Statewide Urban Design and Specifications (SUDAS)
- LA County Model Design Manual for Living Streets (Blue Zones)
- Other references.

These standards are a shift away from a vehicular centric focus on streets to a shared emphasis on vehicular and non-vehicular modes of travel.

### Action / Recommendation:

The Public Works Department recommends adoption of the resolution.

### Alternative to the Recommendation:

Continue with the current streets design standards or make further revisions to this proposed policy.

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

### Budget Information (if applicable):

**Local Preference Policy:** Applies  Exempt

**Explanation:** Final assessment proceedings as defined by Code of Iowa

**Recommended by Council Committee:** Yes  No  N/A

**Explanation** (if necessary): Infrastructure Committee

RESOLUTION NO.

RESOLUTION FOR THE ADOPTION OF A REVISION TO THE CEDAR RAPIDS  
METROPOLITAN AREA ENGINEERING DESIGN STANDARDS MANUAL

WHEREAS, this Council, directed Staff to prepare a Complete Streets Policy to provide a guiding document to City Departments as to the purpose, scope, and applicability of Complete Streets in Cedar Rapids, and

WHEREAS, technical street and right-of-way design guidance is needed to implement the vision of the Complete Streets Policy, and

WHEREAS, Chapter 5 of the Cedar Rapids Metropolitan Area Design Standards needs to be replaced to provide said technical and design guidance,

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that Cedar Rapids, Iowa, delete the current Chapter 5 of the Cedar Rapids Metropolitan Area Engineering Design Standards Manual and adopt a new Chapter 5, of the Cedar Rapids Metropolitan Area Engineering Design Standards Manual, dated July 22, 2014, which incorporates Complete Streets Design principals.

Passed this 22<sup>nd</sup> day of July, 2014.



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Rob Davis, PE

**Phone Number/Extension:** 5808

**E-mail Address:** r.davis@cedar-rapids.org

**Alternate Contact Person:** Doug Wilson, PE

**Phone Number/Extension:** 5141

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

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

Resolution adopting the New Sidewalk Construction Special Assessment Policy dated July 2014.  
CIP/DID #49-14-033

### Background:

The New Sidewalk Assessment Policy dated May 2008 was previously adopted by the City Council, Resolution No. 0411-05-08. After 6 years of implementation, modifications to the policy include:

- Include the concrete portion of ADA compliant sidewalk ramps as assessable item (new developments pay for concrete plus the ADA dome panel).
- Provide a 15-year protection to properties from re-assessment for the constructed and assessed sidewalk sections that need replacement because of conditions out of the property owners control (such as changes to ADA requirements, City CIP projects, etc.).

### Action / Recommendation:

The Public Works Department recommends adoption of the resolution.

### Alternative to the Recommendation:

Continue with the current policy as adopted in 2008 or make further revisions to the policy.

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

### Budget Information (if applicable):

**Local Preference Policy:** Applies  Exempt

**Explanation:** Final assessment proceedings as defined by Code of Iowa

**Recommended by Council Committee:** Yes  No  N/A

**Explanation (if necessary):** Infrastructure Committee

RESOLUTION NO.

WHEREAS, construction of new sidewalk in street right-of-way, where it does not previously exist, confers special benefit to the adjoining land, and

WHEREAS, the City Council desires to special assess said adjoining land for new sidewalk that it constructs in a fair and equitable manner, and

WHEREAS, the Public Works Department has prepared a New Sidewalk Construction Special Assessment Policy July 2014 to address construction scenarios that may occur to allow for a consistent application of special assessments,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA heretofore approves and adopts the New Sidewalk Construction Special Assessment Policy dated July 2014.

Passed this 22<sup>nd</sup> day of July, 2014



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Rob Davis, PE

**Phone Number/Extension:** 5808

**E-mail Address:** r.davis@cedar-rapids.org

**Alternate Contact Person:** Doug Wilson, PE

**Phone Number/Extension:** 5141

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

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

Resolution adopting the Sidewalk Repair and Reimbursement Policy dated July 2014. CIP/DID #49-14-033

### Background:

The Sidewalk Repair and Reimbursement Policy was previously adopted by the City Council, Resolution No. 0363-03-13. The policy is modified from time to time as needed. The policy modifications include:

- Include the concrete portion of ADA compliant sidewalk ramps as an assessable item (truncated dome panels are excluded from the assessment as they are a general public benefit for repair projects).
- City Participates through reimbursement. Reimbursement calculations have been revised to include a sidewalk width update from 5 feet to 6 feet for single family zoning and updated from 6 feet to 7.5 feet for all zonings other than single family.

### Action / Recommendation:

The Public Works Department recommends adoption of the resolution.

### Alternative to the Recommendation:

Continue with the current policy or make further revisions to the policy.

**Time Sensitivity:** Normal

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minute(s)

### Budget Information (if applicable):

**Local Preference Policy:** Applies  Exempt

**Explanation:** Final assessment proceedings as defined by Code of Iowa

**Recommended by Council Committee:** Yes  No  N/A

**Explanation (if necessary):** Infrastructure Committee

RESOLUTION NO.

WHEREAS, Iowa State Code 364.12 places the responsibility to repair Portland Cement Concrete sidewalks along the frontages of public streets on the adjacent property owner, and

WHEREAS, the City Council desires to assist property owners with sidewalk repairs to improve the overall sidewalk condition in the City, and

WHEREAS, the Public Works Department has prepared a Sidewalk Repair and Reimbursement Policy dated July 2014 to address repair scenarios that may occur to allow for a consistent application of billing and reimbursements,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA heretofore approves and adopts the Sidewalk Repair and Reimbursement Policy dated July 2014.

Passed this 22<sup>nd</sup> day of July, 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

**REPORT ON BIDS:**

Bids were received on July 16, 2014 for the Glass Road NE Roadway Rehabilitation Improvements from Edgewood Road to Wenig Road project (estimated cost is \$1,800,000). A report of bids received from the City officer conducting the bid opening is attached. CIP/DID #3012086-02

**Action / Recommendation:**  
 Noted on attached bid report.

**Alternative Recommendation:** None

**Time Sensitivity:** None

**Resolution Date:** None

**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):**



July 16, 2014

City Council  
City of Cedar Rapids

RE: Report on bids as read for the Glass Road NE Roadway Rehabilitation Improvements from Edgewood Road to Wenig Road, Contract Number 3012086-02

Dear City Council:

Bids were received on July 16, 2014 for the Glass Road NE Roadway Rehabilitation Improvements from Edgewood Road to Wenig Road project as follows:

Rathje Construction Company, Marion, IA	\$2,345,585.88
Plrc-Tobin Construction, Inc., Alburnett, IA	\$2,377,000.00

The engineers cost opinion for this work is \$1,800,000. 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, appearing to read "Lee Tippe", written over the typed name and title.

Lee Tippe, P.E.  
Project Engineer II

LJT/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, IA 52404-5836 • (319) 286-5802 • FAX (319) 286-5801

Cadd File Name: W:\PAVING FOR PROGRESS\LOST\PROJECTS\3012086 - Glass Rd fr Edgewood to Wenig Rd\3012086 Council Map.dwg



**GLASS ROAD NE FROM EDGEWOOD ROAD TO WENIG ROAD NE  
IMPROVEMENTS PROJECT**





## 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**  **Map**

Report on bids and resolution awarding and approving contract in the amount of \$1,712,021.51 plus incentive up to \$66,000, bond and insurance of Iowa Erosion Control, Inc. for the Wiley Boulevard SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW and Edgewood Road SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW Pavement Rehabilitation Improvements project (estimated cost is \$1,430,000). CIP/DID #3012084-02

**Background:**

Iowa Erosion Control, Inc., Victor, IA	\$1,712,021.51
Incentive up to	\$ 66,000.00
Total	\$1,778,021.51

Iowa Erosion Control, Inc. submitted the only bid received on July 16, 2014 for the Wiley Boulevard SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW and Edgewood Road SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW Pavement Rehabilitation Improvements project. Construction work is anticipated to begin this fall/spring and be completed within 76 working days.

**Action / Recommendation:**

The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$1,712,021.51 plus incentive up to \$66,000, bond and insurance of Iowa Erosion Control, Inc. for the Wiley Boulevard SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW and Edgewood Road SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW Pavement Rehabilitation Improvements 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 July 22, 2014 may require re-bidding and affect the construction schedule for the improvements.

**Resolution Date:** July 22, 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):



July 16, 2014

City Council  
City of Cedar Rapids

RE: Report on bids as read for the Wiley Boulevard SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW and Edgewood Road SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW Pavement Rehabilitation Improvements, Contract Number 3012084-02

Dear City Council:

Bids were received on July 16, 2014 for the Wiley Boulevard SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW and Edgewood Road SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW Pavement Rehabilitation Improvements project as follows:

Iowa Erosion Control, Inc., Victor, IA	\$1,712,021.51
--	----------------

The engineers cost opinion for this work is \$1,430,000. 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, appearing to read "Lee Tippe", written over a faint, circular stamp or watermark.

Lee Tippe, P.E.  
Project Engineer II

LJT/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, IA 52404-5836 • (319) 286-5802 • FAX (319) 286-5801

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on June 24, 2014 the City Council adopted a motion that directed the City Clerk to publish notice to bidders and publish notice of a public hearing on the plans, specifications, form of contract and cost estimate for the Wiley Boulevard SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW and Edgewood Road SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW Pavement Rehabilitation Improvements project (Contract No. 3012084-02) public improvement project for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on June 28, 2014 pursuant to which a public hearing was held on July 8, 2014, and

WHEREAS, the following bids were received, opened and announced on July 16, 2014 by the City Engineer, or designee, and said officer has reported the results of the bidding and made recommendations thereon to the City Council at its next meeting on July 22, 2014:

Iowa Erosion Control, Inc., Victor, IA	\$1,712,021.51
Incentive up to	<u>\$ 66,000.00</u>
Total	\$1,778,021.51

, and

WHEREAS, general ledger coding for this public improvement shall be as follows: \$1,778,021.51, 301-301000-7970-3012084 and \$104,175.00, 304-304000-304996 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. Iowa Erosion Control, 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 Iowa Erosion Control, Inc. is hereby accepted, with the inclusion of the incentive clause, and the contract for this public improvement is hereby awarded to Iowa Erosion Control, 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 22<sup>nd</sup> day of July, 2014.



July 16, 2014

City Council  
City of Cedar Rapids

RE: Report on bids as read for the Wiley Boulevard SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW and Edgewood Road SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW Pavement Rehabilitation Improvements, Contract Number 3012084-02

Dear City Council:

Bids were received on July 16, 2014 for the Wiley Boulevard SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW and Edgewood Road SW from Williams Boulevard SW to 16<sup>th</sup> Avenue SW Pavement Rehabilitation Improvements project as follows:

Iowa Erosion Control, Inc., Victor, IA	\$1,712,021.51
--	----------------

The engineers cost opinion for this work is \$1,430,000. 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, appearing to read "Lee Tippe".

Lee Tippe, P.E.  
Project Engineer II

LJT/cap

cc: David J. Elgin, P.E., L.S., Public Works Director/City Engineer  
Robert A. Davis, P.E., Engineering Manager



## 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**

Report on bids and resolution awarding and approving contract in the amount of \$1,653,989.97 plus incentive up to \$58,000, bond and insurance of Iowa Erosion Control, Inc. for the Diagonal Drive SW Improvements from Interstate 380 to West 8<sup>th</sup> Avenue Bridge Approach project (estimated cost is \$1,315,000) (**Paving for Progress**). CIP/DID #3012038-02

### Background:

Iowa Erosion Control, Inc., Victor, IA	\$1,653,989.97
Incentive up to	\$ 58,000.00
Total	\$1,711,989.97
Rathje Construction Company, Marion, IA	\$1,893.165.45

Iowa Erosion Control, Inc. submitted the lowest of the bids received on July 16, 2014 for the Diagonal Drive SW Improvements from Interstate 380 to West 8<sup>th</sup> Avenue Bridge Approach project. The bid is within the approved budget. Construction work is anticipated to begin this fall/spring and be completed within 73 calendar days.

### Action / Recommendation:

The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$1,653,989.97 plus incentive up to \$58,000, bond and insurance of Iowa Erosion Control, Inc. for the Diagonal Drive SW Improvements from Interstate 380 to West 8<sup>th</sup> Avenue Bridge Approach 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 July 22, 2014 may require re-bidding and affect the construction schedule for the improvements.

**Resolution Date:** July 22, 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):



July 16, 2014

City Council  
City of Cedar Rapids

RE: Report on bids as read for the Diagonal Drive SW Improvements from Interstate 380 to West 8<sup>th</sup> Avenue Bridge Approach, Contract Number 3012038-02

Dear City Council:

Bids were received on July 16, 2014 for the Diagonal Drive SW Improvements from Interstate 380 to West 8<sup>th</sup> Avenue Bridge Approach project as follows:

Iowa Erosion Control, Inc., Victor, IA	\$1,653,989.97
Rathje Construction Company, Marion, IA	\$1,893,165.45

The engineers cost opinion for this work is \$1,315,000. 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, appearing to read "Lee Tippe", written over the typed name.

Lee Tippe, P.E.  
Project Engineer II

LJT/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, IA 52404-5836 • (319) 286-5802 • FAX (319) 286-5801

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on June 24, 2014 the City Council adopted a motion that directed the City Clerk to publish notice to bidders and publish notice of a public hearing on the plans, specifications, form of contract and cost estimate for the Diagonal Drive SW Improvements from Interstate 380 to West 8<sup>th</sup> Avenue Bridge Approach (Contract No. 3012038-02) public improvement project for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on June 28, 2014 pursuant to which a public hearing was held on July 8, 2014, and

WHEREAS, the following bids were received, opened and announced on July 16, 2014 by the City Engineer, or designee, and said officer has reported the results of the bidding and made recommendations thereon to the City Council at its next meeting on July 22, 2014:

Iowa Erosion Control, Inc., Victor, IA	\$1,653,989.97
Incentive up to	<u>\$ 58,000.00</u>
Total	\$1,711,989.97
Rathje Construction Company, Marion, IA	\$1,893.165.45

, and

WHEREAS, general ledger coding for this public improvement shall be as follows: \$1,711,989.97, \$1,574,861.37, 301-301000-7970-3012038 and \$137,128.60, 321-321000-321548 and

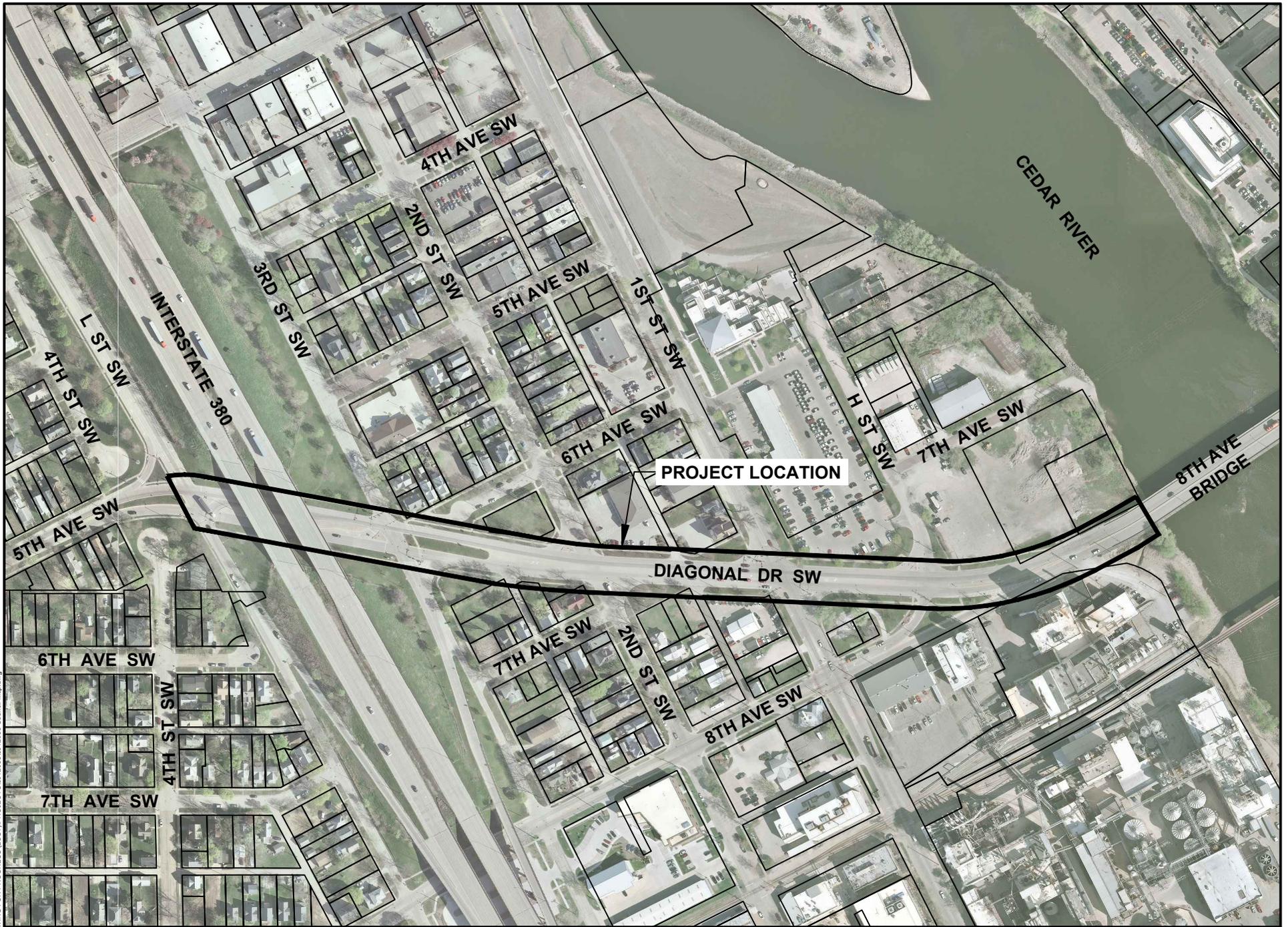
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA as follows:

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. Iowa Erosion Control, 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 Iowa Erosion Control, Inc. is hereby accepted, with the inclusion of the incentive clause, and the contract for this public improvement is hereby awarded to Iowa Erosion Control, 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 22<sup>nd</sup> day of July, 2014.



Cadd File Name: W:\PAVING FOR PROGRESS\LOST\PROJECTS\3012038\3012038 Council Map.dwg



**DIAGONAL DRIVE SW IMPROVEMENTS FROM INTERSTATE 380  
TO WEST 8TH AVENUE BRIDGE APPROACH PROJECT**



**Council Agenda Item Cover Sheet**

**Council Meeting Date:** 07-22-14

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** John Riggs  
**Email:** [j.riggs@cedar-rapids.org](mailto:j.riggs@cedar-rapids.org)

**Phone Number/Ext:** X5981

**Alternate Contact Person:**  
**Email:**

**Phone Number/Ext:**

**Description of Agenda Item:**

Report on bids for the Environmental Remediation and Demolition Services for Flood Damaged Structures and Parcels. (John Riggs)

- a. Resolution awarding and approving contract for the amount not to exceed \$524,915, bond and insurance of D.W. Zinser Company for the Environmental Remediation and Demolition Services for Flood Damaged Structures and Parcels project (estimated cost is \$940,000) (**FLOOD**). CIP/DID #0514-199

**Background:**

The Work to be performed under this project is to provide all-inclusive environmental remediation and demolition services for 13 flood-damaged parcels consisting of 8 main structures and 10 accessory structures. Payment for environmental remediation and demolition services rendered shall be on a firm fixed price basis.

Two bids were received on July 9, 2014. The bids have been carefully reviewed and it is recommended that the contract be awarded to the responsible bidder who submitted the lowest responsive bid, which was submitted by D.W. Zinser Company. The cost of this demolition project is \$524,915.

Vendor	City, State	Bid Amount
D.W. Zinser Company	Walford, IA	\$524,915.00
Kelly Demolition & Excavating LLC	Mount Vernon, IA	\$557,118.50

The contract shall be effective on the date of issuance of the Notice to Proceed and shall end on September 26, 2014. The contract may be extended upon mutual agreement of the City and the Contractor.

**Action / Recommendation:**

That the City Council approve the resolution awarding bid and authorizing the City Manager and the City Clerk to execute an agreement with D.W. Zinser Company for the amount not to exceed \$524,915 for the Environmental Remediation and Demolition Services for Flood Damaged Structures and Parcels project, #0514-199.

**Alternative Recommendation:** None

**Time Sensitivity:** Time Sensitive. A delay in the project will impact neighborhoods

**Resolution Date:** 07-22-14

**Estimated Presentation Time:** 2 minutes

**Budget Information (if applicable):** CDBG

Structures in the Construction Study Area: 3306200002

Structures in the Neighborhood Revitalization Area: 3306200003

**Local Preference Policy** Applies  Exempt

**Explanation:** Federally Funded Project - CDBG

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**



July 22, 2014

City Council - City of Cedar Rapids

RE: Report on bids as read for the Environmental Remediation and Demolition Services for Flood Damaged Structures and Parcels  
Bid # 0514-199

Dear City Council:

Bids were received on July 9, 2014 to provide all-inclusive environmental remediation and demolition services for 13 flood damaged parcels consisting of 8 main structures and 10 accessory structures. Funding is through the Community Development Block Grant (CDBG) Program.

Two bids were received. The bids have been reviewed by city staff and it is recommended the bid be awarded to D.W. Zinser Company for the amount not to exceed \$524,915.

Vendor	City, State	Bid Amount
D.W. Zinser Company	Walford, IA	\$524,915.00
Kelly Demolition & Excavating LLC	Mount Vernon, IA	\$557,118.50

*Sincerely,*

*Judy Lehman*

CITY OF CEDAR RAPIDS PURCHASING SERVICES DIVISION  
Judy Lehman, CPPB  
Manager, Purchasing Services

cc: John Riggs

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on June 24, 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 specifications, form of contract and cost estimate for the Environmental Remediation and Demolition Services for Flood Damaged Structures and Parcels public improvement project (Contract No. 0514-199) for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on June 28, 2014 pursuant to which a public hearing was held on July 8, 2014, and

WHEREAS, the following bids were received, opened and announced on July 9, 2014 by the City Purchasing Manager, 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 July 22, 2014:

D.W. Zinser Company, Walford, IA	\$524,915.00
Kelly Demolition, Mt. Vernon, IA	\$557,118.50

AND WHEREAS, the general ledger coding for this public improvement project shall be as follows: Structures in the Construction Study Area: 3306200002 and Structures in the Neighborhood Revitalization Area: 3306200003; and

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

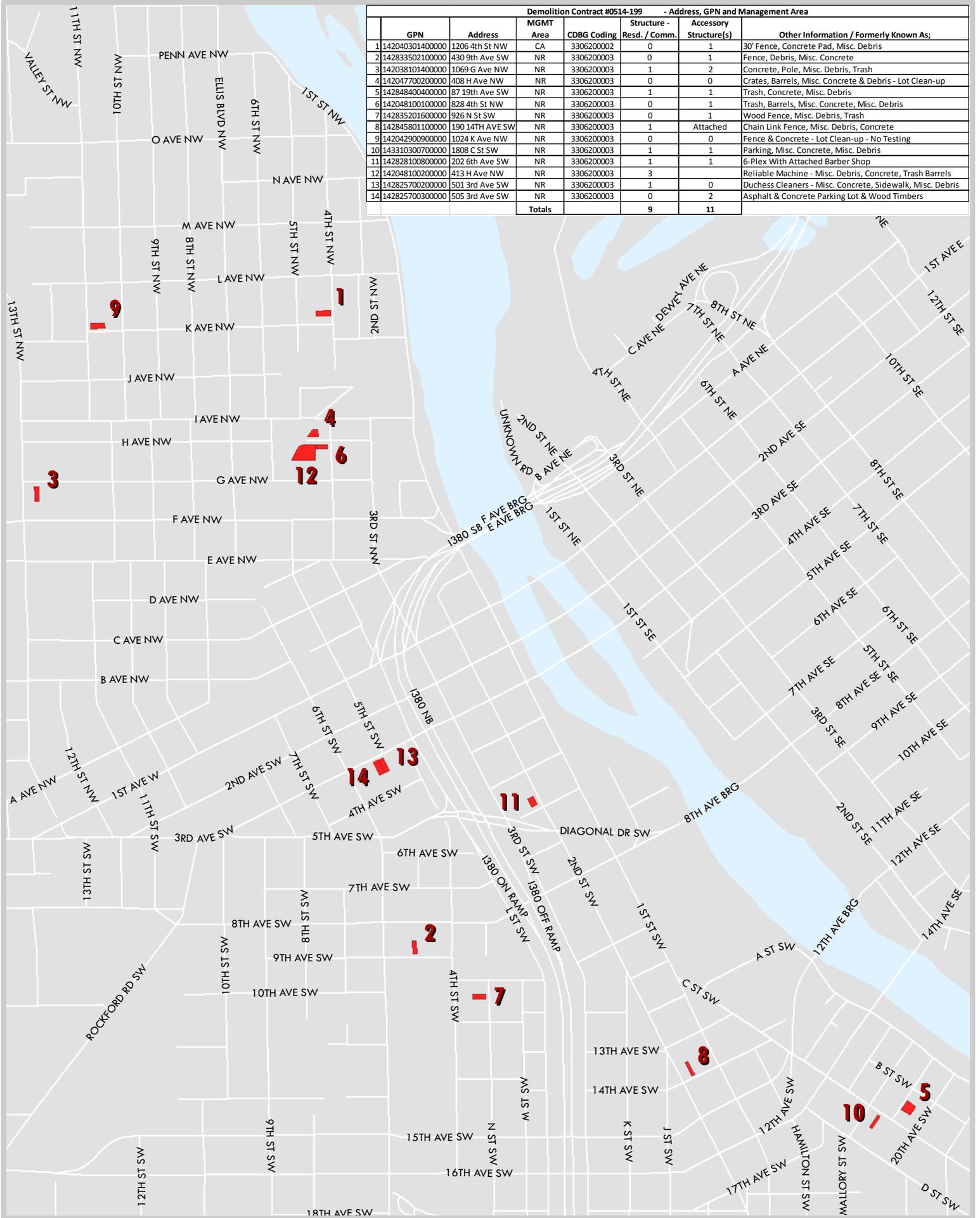
1. The previous delegation to the City Purchasing Manager, or designee, to receive, open and publicly announce the bids, and report the results thereof to the City Council at its next meeting is hereby ratified and approved;
2. D.W. Zinser Company is the lowest responsive, responsible bidder on said work and the City Purchasing Manager, or 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 D.W. Zinser Company is hereby accepted, and the contract for this public improvement is hereby awarded to D.W. Zinser Company;
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 have been 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 22<sup>nd</sup> day of July, 2014.

Demolition Contract #0514-199 - Address, GPN and Management Area							Other Information / Formerly Known As;
GPN	Address	MGMT Area	CDBG Coding	Structure - Resd. / Comm.	Accessory Structure(s)		
1	142040301400000	1206 4th St NW	CA	3306200002	0	1	30' Fence, Concrete Pad, Misc. Debris
2	142833502100000	430 9th Ave SW	NR	3306200003	0	1	Fence, Debris, Misc. Concrete
3	142038101400000	1069 G Ave NW	NR	3306200003	1	2	Concrete, Pole, Misc. Debris, Trash
4	142047700200000	408 H Ave NW	NR	3306200003	0	0	Crates, Barrels, Misc. Concrete & Debris - Lot Clean-up
5	142848400400000	87 19th Ave SW	NR	3306200003	1	1	Trash, Concrete, Misc. Debris
6	142048100100000	828 4th St NW	NR	3306200003	0	1	Trash, Barrels, Misc. Concrete, Misc. Debris
7	142835201600000	926 N St SW	NR	3306200003	0	1	Wood Fence, Misc. Debris, Trash
8	142845801100000	190 14th Ave SW	NR	3306200003	1	Attached	Chain Link Fence, Misc. Debris, Concrete
9	142042900900000	1024 K Ave NW	NR	3306200003	0	0	Fence & Concrete - Lot Clean-up - No Testing
10	143310300700000	1808 C St SW	NR	3306200003	1	1	Parking, Misc. Concrete, Misc. Debris
11	142828100800000	202 6th Ave SW	NR	3306200003	1	1	6-Plex With Attached Barber Shop
12	142048100200000	413 H Ave NW	NR	3306200003	3		Reliable Machine - Misc. Debris, Concrete, Trash Barrels
13	142825700200000	501 3rd Ave SW	NR	3306200003	1	0	Duchess Cleaners - Misc. Concrete, Sidewalk, Misc. Debris
14	142825700300000	505 3rd Ave SW	NR	3306200003	0	2	Asphalt & Concrete Parking Lot & Wood Timbers
				<b>Totals</b>	<b>9</b>	<b>11</b>	



Contract #0514-199

 Parcels

1:13,864

 Cedar Rapids IT-GIS  
3601 42nd St NE  
Cedar Rapids, IA 52402  
Date: 6/4/2014



DISCLAIMER: This is a product of the City of Cedar Rapids GIS Division. The data depicted here has been developed by the City for city purposes. Any use is at the sole risk and responsibility of the User. There are no warranties, expressed or implied, associated with the use of this map.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Development Services

**Presenter at meeting:** Joe Mailander

**Phone Number/Ext:** 319 286-5822

**Email:** [j.mailander@cedar-rapids.org](mailto:j.mailander@cedar-rapids.org)

**Alternate Contact Person:** Vern Zakostelecky

**Phone Number/Ext:** 319 286-5043

**Email:** [v.zakostelecky@cedar-rapids.org](mailto:v.zakostelecky@cedar-rapids.org)

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

Third Reading granting a change of zone for property at 1023 and 1027 6<sup>th</sup> Street SE from R-TN, Traditional Neighborhood Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Sky's Edge Development, L.C. CIP/DID #RZNE-008869-2014

### **Background:**

The request for rezoning of this property was reviewed by the City Planning Commission on May 8, 2014 and the Commission recommended approval unanimously on a 7 to 0 vote.

The proposed Oakhill Villages is an infill redevelopment of property located at 1023 and 1027 6<sup>th</sup> Street SE. This area was impacted by the 2008 floods and is being redeveloped through the ROOTS program.

Total land area:	11,200 SF
Total Dwelling Units:	4 Single Family Condos
Total Building Coverage:	4,102 SF
Parking Area:	8 Stalls, 3,283 SF
Open Space:	3,815 SF (36%)

### **Application Process/Next Steps:**

<b>Actions</b>	<b>Comments</b>
City staff review	<ul style="list-style-type: none"> <li>City staff reviewed the application and recommended revisions, which were made.</li> </ul>
City Planning Commission review	<ul style="list-style-type: none"> <li>The City Planning Commission reviewed the application on May 8, 2014 and recommended approval a 7 to 0 vote. A portion of the minutes are included as Attachment A.</li> <li>There were objectors and this is a flood related item.</li> </ul>
City Council consideration	<ul style="list-style-type: none"> <li>A Public Hearing and First Reading of the Ordinance will be held on June 10, 2014 to allow for public input.</li> <li>Two additional readings of the Ordinance by City Council are required by State law before approval of the rezoning is final.</li> <li>Approval of the rezoning will be subject to the conditions stated in the</li> </ul>

**Action / Recommendation:**

City staff recommends approval of the 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

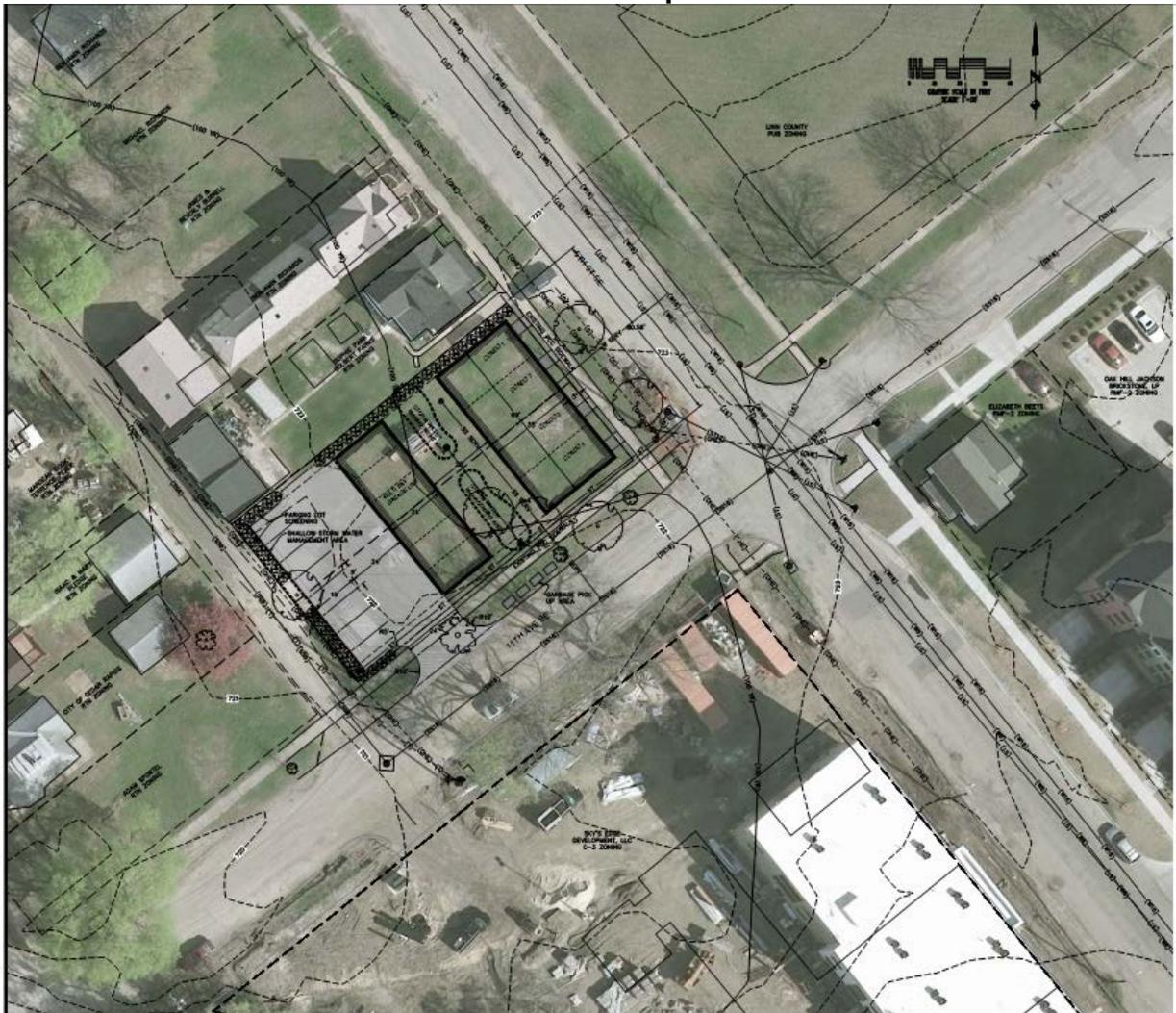
**Local Preference Policy** Applies  Exempt

**Explanation:**

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

**Location Map**





**MINUTES**  
**CITY PLANNING COMMISSION REGULAR MEETING,**  
**Thursday, May 8, 2014 @ 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  
Allan Thoms  
Virginia Wilts

Member Absent: Kim King

DSD Staff: Joe Mailander, Manager  
Dave Houg, Plats & Zoning Conditions Coordinator  
CD Staff: Seth Gunnerson, Planner  
Jeff Hintz, 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 seven (7) Commissioners present.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the April 17, 2014 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.

***Case Name: 1023 and 1027 6<sup>th</sup> Street SE (Rezoning)***

Consideration of a Rezoning from R-TN, Traditional Neighborhood Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Sky's Edge Development, L.C. (Applicant/Titleholder)

***Case No: RZNE-008869-2014; Case Manager: Vern Zakostelecky***

Mr. Mailander stated this project was called Oak Hill Villages, a development of 4 townhomes along 6<sup>th</sup> Street SE. The developer is Sky's Edge Development and is currently zoned R-TN to be rezoned to a PUD-2. Mr. Mailander showed the site development plan, location/zoning map

and renderings of the project. A Home Owners Association (HOA) will be established to manage the townhome property. This rezoning will go to City Council for a motion to set the public hearing on May 27, 2014 with the public hearing to be held on June 10, 2014.

Commissioner Overland called for questions of Mr. Mailander.

Commissioner Thoms asked if this was in the 100 year flood plain and will the project maintain a low finish elevation? Mr. Mailander stated that yes; the lowest opening in the building will be 2 feet above the base flood plain elevation.

Commissioner Thoms asked if there are parking spaces in the rear of the property. Do you include that area in your open space (green space of 3800 square feet)? Mr. Mailander stated no, the open space is yard located around and between the buildings.

Commissioner Overland called for a representative of the applicant.

Brent Jackman, Hall & Hall Engineers, 1860 Boyson Road, Hiawatha, IA stated he would be happy to answer any questions regarding the site or engineering the Commission had of him or the developer.

Commissioner Overland called for questions of the applicant.

Commissioner Wilts stated that in the narrative said that residential development will be in the character of the surrounding community, however, the renderings shown look pretty stark compared to the surrounding community. Mr. Mailander stated that to the south this looked similar to others in the Oak Hill Jackson community.

Commissioner Overland asked if this was what the garages will look like. Mr. Jackman stated yes.

Commissioner Overland stated that looking at the narrative, exceeding the City standard was attractive and he thought this looked like an attractive development and thanked the developer.

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 R-TN, Traditional Neighborhood Residence Zone District to PUD-2, Planned Unit Development Two Zone District. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

The meeting was adjourned at 4:00 pm

Respectfully Submitted, Betty Sheets, Administrative Assistant, Community Development

DSD            BSD  
ENG            STR  
FIR            RCR  
TITLEHOLDER WTR  
CONTACT      TED  
CLK            PKS  
RZNE-008869-2014

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;

The NW-ly 20 feet of Lot 6, and the SE-ly 20 feet of Lot 7, Block 18, Carpenter's Third Addition to the Town of Cedar Rapids, Linn County, Iowa

And

The SE-ly 40 feet of Lot 6, Block 18, Carpenter's Third Addition to the Town of Cedar Rapids, Linn County, Iowa

and located at 1023 and 1027 6th Street SE, now zoned R-TN, Traditional Neighborhood Residence Zone District, and as shown on the "District Map," be rezoned and changed to PUD-2, Planed Unit Development Two Zone District, and that the property be used for such purposes as outlined in the PUD-2, Planed 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. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. Review of this proposal is required by the Czech Bohemia Overlay District Design Review Technical Advisory Committee.
3. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
4. Effective screening shall be provided and maintained so as to screen more than 4 open parking spaces and the drive thereto where adjacent to a residential use.
5. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
6. Only tenants of the lot's principal structure shall utilize the proposed garage.

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 10<sup>th</sup> day of June, 2014.



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Kirsty Sanchez

**Phone Number/Ext:** 319 286-5428

**Email:** [k.sanchez@cedar-rapids.org](mailto:k.sanchez@cedar-rapids.org)

**Alternate Contact Person:** Jennifer Pratt

**Phone Number/Ext:** 319 286-5047

**Email:** [j.pratt@cedar-rapids.org](mailto:j.pratt@cedar-rapids.org)

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

Second and possible Third Reading amending Ordinance No. 70-96 and granting collection of tax increment within the River Ridge North Urban Renewal Area per Amendment No. 1. CIP/DID #OB1214405

### **Background:**

Council approved Amendment No. 1 to the River Ridge North Urban Renewal Area to provide public improvements in the vicinity of the Blairs Ferry Road and Ushers Ferry Road NE intersection. The addition is public right-of-way and is described as follows:

The River Ridge North TIF District Extension is all of the Right of Way of Ushers Ferry Road NE from the Westerly extension of the North line of River Ridge North Office Park 5<sup>th</sup> Addition, said line also being the former Southerly Right of Way line of the Chicago, Milwaukee, St Paul and Pacific Railroad, North to the South Right of Way line of Blairs Ferry Road NE.

And

All of the existing Right of Way of Blairs Ferry Road NE from the Southerly extension of the West Right of Way line of Gibson Road NE to the Northerly extension of the East Right of Way line of Buffalo Road NE lying within the Corporate Limits of the City of Cedar Rapids.

The River Ridge North Urban Renewal area was established in 1996 to stimulate, through public involvement and commitment, private investments in economic development activities and to create a sound economic base for community development. The area is generally located west of the intersection of Interstate 380 and Highway 100 in the City of Cedar Rapids.

### **Action / Recommendation:**

City staff recommends approval of the 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):**

**Local Preference Policy** Applies  Exempt

**Explanation:**

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

ORDINANCE NO.

ORDINANCE AMENDING ORDINANCE NO. 70-96, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE RIVER RIDGE NORTH URBAN RENEWAL AREA OF THE CITY OF CEDAR RAPIDS, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR RAPIDS, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR RAPIDS, COUNTY OF LINN, CEDAR RAPIDS COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH THE RIVER RIDGE NORTH URBAN RENEWAL PLAN FOR THE RIVER RIDGE NORTH URBAN RENEWAL AREA

WHEREAS, the City Council (the "Council") of the City of Cedar Rapids, Iowa (the "City") has heretofore, in Ordinance No. 70-96, provided for the division of taxes within an area identified as the River Ridge North Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, the Council has approved Amendment No. 1 to the River Ridge North Urban Renewal Plan, adding certain adjacent areas to said River Ridge North Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, THAT:

Section 1: Ordinance Number 70-96 is hereby amended to add to the definition of the "River Ridge North Urban Renewal Area" the lots and parcels located within the area legally described as follows:

The River Ridge North TIF District Extension is all of the Right of Way of Ushers Ferry Road NE from the Westerly extension of the North line of River Ridge North Office Park 5<sup>th</sup> Addition, said line also being the former Southerly Right of Way line of the Chicago, Milwaukee, St Paul and Pacific Railroad, North to the South Right of Way line of Blairs Ferry Road NE.

And

All of the existing Right of Way of Blairs Ferry Road NE from the Southerly extension of the West Right of Way line of Gibson Road NE to the Northerly extension of the East Right of Way line of Buffalo Road NE lying within the Corporate Limits of the City of Cedar Rapids.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue and fully implement the division of taxes from property within the River Ridge North Urban Renewal Area under the provisions of Section 403.19 of the Code of Iowa, as authorized in Ordinance No. 70-96. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the River Ridge North Urban Renewal Area and the territory contained therein.

Section 3: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Introduced this 8<sup>th</sup> day of July, 2014.

## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Kirsty Sanchez

**Phone Number/Ext:** 319 286-5428

**Email:** [k.sanchez@cedar-rapids.org](mailto:k.sanchez@cedar-rapids.org)

**Alternate Contact Person:** Jennifer Pratt

**Phone Number/Ext:** 319 286-5047

**Email:** [j.pratt@cedar-rapids.org](mailto:j.pratt@cedar-rapids.org)

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

Second and possible Third Reading amending Ordinance No. 040-06 and granting collection of tax increment within the Rockwell Collins Urban Renewal Area per Amendment No. 1 CIP/DID #OB170214

### **Background:**

Council approved Amendment No. 1 to the Rockwell Collins Urban Renewal Area to provide funding for C Avenue NE public improvements. The addition is private property and is described as follows:

Lot 3, Irregular Survey of the Northeast Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa.

LESS AND EXCEPT any portion of said land lying within the right-of-way of any public street owned in fee simple by a third party.

AND

The South Half of the Southeast Quarter of the Northeast Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa.

LESS AND EXCEPT the following described tracts of land:

- a. The North 60 feet of the East 106 feet thereof;
  - b. the South 150 feet of the West 150 feet of the East 862 feet thereof;
- and
- c. any portion of said land lying within the right-of-way of any public street owned in fee simple by a third party.

AND

The North Half of the Southeast Quarter of the Northeast Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa.

LESS AND EXCEPT any portion of said land lying within the right-of-way of any public street owned in fee simple by a third party.

AND

The East 27 acres of the Southwest Quarter of the Northeast Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa.

LESS AND EXCEPT the following described tracts of land:

- a. Beginning at a point 410 feet East of the center of Said Section 3; thence North 77 feet; thence southeasterly approximately 910 feet to a point 75 feet North of the centerline of said Section 3; thence South 75 feet; thence West 910 feet along the centerline of said Section 3 to the point of beginning;
- b. The East 40 feet of the South 300 feet of said East 27 acres, and
- c. Any portion of said land lying within the right-of-way of any public street owned in fee simple by a third party.

AND

That part of Lot 5, Irregular Survey, of the Northeast Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa, lying southerly of the right- of- way of the Chicago, Milwaukee, St. Paul and Pacific Railroad, less and except the South 80 feet thereof.

AND

That part of Lot 2, Irregular Survey of Northwest fractional Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa, described as follows:

Commencing as a point of reference at the Southeast corner of said Lot 2, thence North 80 feet along the East line of said Lot 2 to the point of beginning, said point being on the northeasterly right-of-way line of Collins Road, N.E.; thence North 1,943. 77 feet along the East line of said Lot 2 to a point of intersection with the Southerly right- of- way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence South 79' 43' West 570.47 feet along said southerly right-of-way line; thence South 79' 19' East 419.62 feet; thence South 1,710.52 feet to a point of intersection with the northerly right-of-way line of said Collins Road; said point being 76.99 feet North of the South line of said Lot 2; thence South 88' 36' East along the northerly right- of- way line of said Collins Road to the point of beginning.

LESS AND EXCEPT any portion of said land lying within the right- of- way of any public street owned in fee simple by third party.

The Rockwell Collins Urban Renewal area was established in 2006 to stimulate, through public actions, financings and commitments, private investment in the urban renewal project area. The area is generally located east of the intersection of Interstate 380 and Highway 100 in the City of Cedar Rapids.

**Action / Recommendation:**

City staff recommends approval of the 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

**Recommended by Council Committee** Yes  No  N/A

ORDINANCE NO.

ORDINANCE AMENDING ORDINANCE NO. 040-06, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE ROCKWELL COLLINS URBAN RENEWAL AREA OF THE CITY OF CEDAR RAPIDS, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR RAPIDS, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR RAPIDS, COUNTY OF LINN, LINN-MAR COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH THE ROCKWELL COLLINS URBAN RENEWAL PLAN FOR THE ROCKWELL COLLINS URBAN RENEWAL AREA

WHEREAS, the City Council (the "Council") of the City of Cedar Rapids, Iowa (the "City") has heretofore, in Ordinance No. 040-06, provided for the division of taxes within an area identified as the Rockwell Collins Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, the Council has approved Amendment No. 1 to the Rockwell Collins Urban Renewal Plan, adding certain adjacent areas to said Rockwell Collins Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, THAT:

Section 1: Ordinance Number 040-06 is hereby amended to add to the definition of the "Rockwell Collins Urban Renewal Area" the lots and parcels located within the area legally described as follows:

Lot 3, Irregular Survey of the Northeast Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa.

LESS AND EXCEPT any portion of said land lying within the right-of-way of any public street owned in fee simple by a third party.

AND

The South Half of the Southeast Quarter of the Northeast Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa.

LESS AND EXCEPT the following described tracts of land:

- a. The North 60 feet of the East 106 feet thereof;
- b. the South 150 feet of the West 150 feet of the East 862 feet thereof;
- and
- c. any portion of said land lying within the right-of-way of any public street owned in fee simple by a third party.

AND

The North Half of the Southeast Quarter of the Northeast Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa.

LESS AND EXCEPT any portion of said land lying within the right-of-way of any public street owned in fee simple by a third party.

AND

The East 27 acres of the Southwest Quarter of the Northeast Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa.

LESS AND EXCEPT the following described tracts of land:

- a. Beginning at a point 410 feet East of the center of Said Section 3; thence North 77 feet; thence southeasterly approximately 910 feet to a point 75 feet North of the centerline of said Section 3; thence South 75 feet; thence West 910 feet along the centerline of said Section 3 to the point of beginning;
- b. The East 40 feet of the South 300 feet of said East 27 acres, and
- c. Any portion of said land lying within the right-of-way of any public street owned in fee simple by a third party.

AND

That part of Lot 5, Irregular Survey, of the Northeast Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa, lying southerly of the right- of- way of the Chicago, Milwaukee, St. Paul and Pacific Railroad, less and except the South 80 feet thereof.

AND

That part of Lot 2, Irregular Survey of Northwest fractional Quarter of Section 3, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa, described as follows:

Commencing as a point of reference at the Southeast corner of said Lot 2, thence North 80 feet along the East line of said Lot 2 to the point of beginning, said point being on the northeasterly right-of-way line of Collins Road, N.E.; thence North 1,943. 77 feet along the East line of said Lot 2 to a point of intersection with the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence South 79' 43' West 570.47 feet along said southerly right-of-way line; thence South 79' 19' East 419.62 feet; thence South 1,710.52 feet to a point of intersection with the northerly right-of-way line of said Collins Road; said point being 76.99 feet North of the South line of said Lot 2; thence South 88' 36' East along the northerly right- of- way line of said Collins Road to the point of beginning.

LESS AND EXCEPT any portion of said land lying within the right- of- way of any public street owned in fee simple by third party.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue and fully implement the division of taxes from property within the Rockwell Collins Urban Renewal Area under the provisions of Section 403.19 of the Code of Iowa, as authorized in Ordinance No. 040-06. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Rockwell Collins Urban Renewal Area and the territory contained therein.

Section 3: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Introduced this 8<sup>th</sup> day of July, 2014.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Kirsty Sanchez  
**Email:** [k.sanchez@cedar-rapids.org](mailto:k.sanchez@cedar-rapids.org)

**Phone Number/Ext:** 319 286-5428

**Alternate Contact Person:** Jennifer Pratt  
**Email:** [j.pratt@cedar-rapids.org](mailto:j.pratt@cedar-rapids.org)

**Phone Number/Ext:** 319 286-5047

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

Second and possible Third Reading amending Ordinance No. 50-99 and granting collection of tax increment within the Village Urban Renewal Area per Amendment No. 1. CIP/DID #OB1214407

### **Background:**

Council approved Amendment No. 1 to the Village Urban Renewal Area to provide funding for Tower Terrace Road Improvements. The addition includes both public right-of-way and private properties and is described as follows:

All of the land and portions of the Right of Ways of C Avenue NE, East Robins Road NE, East Main Street NE located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 26, the Northeast Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter of Section 27, Township 84 North, Range 7 West of the Fifth P.M. in the City of Cedar Rapids, Linn County, Iowa described as follows:

Beginning at the point of intersection of the East extension of the North Right of Way line of Sheffield Drive NE and the East Right of Way line of said C Avenue NE;

Thence West along said extension of the North Right of Way line and the North Right of Way line of said Sheffield Drive NE to a point of intersection with the East Right of Way line of Summerset Avenue NE, said East Right of Way line being the East line of Summerfield Seventh Addition to Cedar Rapids, Linn County, Iowa;

Thence North along the East Right of Way line of said Summerset Avenue NE to the Northeast corner of said Summerfield Seventh Addition;

Thence West along the North line of said Summerfield Seventh Addition, the North line of Lot 1 Summerfield Eighth Addition, the North line of Summerfield

Eleventh Addition and the North line of Summerfield Tenth Addition to a point of intersection with the West line of said Northwest Quarter of the Southeast Quarter;

Thence North along said West line and the West line of said Southwest Quarter of the Northeast Quarter to a point of intersection with the Southerly Right of Way line of Tiburan Lane NE;

Thence Northeasterly along said Southerly Right of Way line to the Northwest corner of Lot 47 Summerfield Thirteenth Addition;

Thence Southerly along the West line of said Lot 47 to the South line of said Summerfield Thirteenth Addition;

Thence East along the South line of said Summerfield Thirteenth Addition to the Southeast corner of Lot 35 of said Summerfield Thirteenth Addition;

Thence Northwesterly along the Northeasterly line of said Summerfield Thirteenth Addition to a corner of said Summerfield Thirteenth Addition and the Southwesterly Right of Way line of said East Main Street NE;

Thence Northeasterly 40 feet along a Southeasterly line of said Summerfield Addition to the center line of said East Main Street NE and the corporate limit line of the City of Cedar Rapids;

Thence Southeasterly along the center line of said East Main Street NE, the center line of said Robins Road NE and said corporate limit line to a corner of the corporate limit, said corner being approximately 175 feet East of the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 26;

Thence North approximately 220 along said corporate limit line to a corner of said corporate limit;

Thence Northwesterly approximately 200 feet along said corporate limit line to a corner of said corporate limit, the West line of the Southwest Quarter of the Northwest Quarter of said Section 26 and the center line of said C Avenue NE;

Thence North approximately 625 feet along said corporate limit line, the center line of said C Avenue NE and the West line of the Southwest Quarter of the Northwest Quarter of said Section 26 to a point of intersection with the South line of the North 395.58 feet of the Southwest Quarter of the Northwest Quarter of said Section 26 as described in a Warranty Deed in Book 3709, page 289 at the Office of the Linn County Recorder;

Thence East approximately 1101 feet along said South line to a point of intersection with said corporate limit line;

Thence South approximately 850 feet along said corporate limit line to a corner of said corporate limit;

Thence West approximately 485 feet along said corporate limit line to a corner of

said corporate limit;

Thence South approximately 240 feet along said corporate limit line to a point of intersection with the center line of said Robins Road NE and a corner of said corporate limit;

Thence Southeasterly along the center line of said Robins Road NE and said corporate limit line to a point of intersection with the Northerly extension of the Westerly line of Bowman Woods Unit 28, Cedar Rapids, Linn County, Iowa;

Thence Southwesterly along said Westerly line extension and the Westerly line of said Bowman Woods Unit 28 to the Northeast corner of Bowman Woods Unit 27, Cedar Rapids, Linn County, Iowa;

Thence West along the North line of said Bowman Woods Unit 27 to the Southeast corner of Nell's First Addition to Cedar Rapids, Linn County, Iowa;

Thence North along the East line of said Nell's Addition to the Northeast corner of said Nell's First Addition;

Thence Northwesterly along the Northeasterly line of said Nell's addition to a point of intersection with the East Right of Way line of said C Avenue NE;

Thence South along the East Right of Way line of said C Avenue to the point of beginning.

The Village Urban Renewal area was established in 1999 to promote economic development in the City of Cedar Rapids by providing public and quasi-public improvements within a newly developing area of the community. The area is generally located east of the intersection of Interstate 380 and Boyson Road in the City of Cedar Rapids.

**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

**Recommended by Council Committee** Yes  No  N/A

ORDINANCE NO.

ORDINANCE AMENDING ORDINANCE NO. 50-99, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE VILLAGE URBAN RENEWAL AREA OF THE CITY OF CEDAR RAPIDS, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR RAPIDS, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR RAPIDS, COUNTY OF LINN, LINN-MAR COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH THE VILLAGE URBAN RENEWAL PLAN FOR THE VILLAGE URBAN RENEWAL AREA

WHEREAS, the City Council (the "Council") of the City of Cedar Rapids, Iowa (the "City") has heretofore, in Ordinance No. 50-99, provided for the division of taxes within an area identified as the Village Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, the Council has approved Amendment No. 1 to the Village Urban Renewal Plan, adding certain adjacent areas to said Village Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, THAT:

Section 1: Ordinance Number 50-99 is hereby amended to add to the definition of the "Village Urban Renewal Area" the lots and parcels located within the area legally described as follows:

All of the land and portions of the Right of Ways of C Avenue NE, East Robins Road NE, East Main Street NE located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 26, the Northeast Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter of Section 27, Township 84 North, Range 7 West of the Fifth P.M. in the City of Cedar Rapids, Linn County, Iowa described as follows:

Beginning at the point of intersection of the East extension of the North Right of Way line of Sheffield Drive NE and the East Right of Way line of said C Avenue NE;

Thence West along said extension of the North Right of Way line and the North Right of Way line of said Sheffield Drive NE to a point of intersection with the East Right of Way line of Summerset Avenue NE, said East Right of Way line being the East line of Summerfield Seventh Addition to Cedar Rapids, Linn County, Iowa;

Thence North along the East Right of Way line of said Summerset Avenue NE to the Northeast corner of said Summerfield Seventh Addition;

Thence West along the North line of said Summerfield Seventh Addition, the North line of Lot 1 Summerfield Eighth Addition, the North line of Summerfield Eleventh Addition and the North line of Summerfield Tenth Addition to a point of intersection with the West line of said Northwest Quarter of the Southeast Quarter;

Thence North along said West line and the West line of said Southwest Quarter of the Northeast Quarter to a point of intersection with the Southerly Right of Way line of Tiburan Lane NE;

Thence Northeasterly along said Southerly Right of Way line to the Northwest corner of Lot 47 Summerfield Thirteenth Addition;

Thence Southerly along the West line of said Lot 47 to the South line of said Summerfield Thirteenth Addition;

Thence East along the South line of said Summerfield Thirteenth Addition to the Southeast corner of Lot 35 of said Summerfield Thirteenth Addition;

Thence Northwesterly along the Northeasterly line of said Summerfield Thirteenth Addition to a corner of said Summerfield Thirteenth Addition and the Southwesterly Right of Way line of said East Main Street NE;

Thence Northeasterly 40 feet along a Southeasterly line of said Summerfield Addition to the center line of said East Main Street NE and the corporate limit line of the City of Cedar Rapids;

Thence Southeasterly along the center line of said East Main Street NE, the center line of said Robins Road NE and said corporate limit line to a corner of the corporate limit, said corner being approximately 175 feet East of the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 26;

Thence North approximately 220 along said corporate limit line to a corner of said corporate limit;

Thence Northwesterly approximately 200 feet along said corporate limit line to a corner of said corporate limit, the West line of the Southwest Quarter of the Northwest Quarter of said Section 26 and the center line of said C Avenue NE;

Thence North approximately 625 feet along said corporate limit line, the center line of said C Avenue NE and the West line of the Southwest Quarter of the Northwest Quarter of said Section 26 to a point of intersection with the South line

of the North 395.58 feet of the Southwest Quarter of the Northwest Quarter of said Section 26 as described in a Warranty Deed in Book 3709, page 289 at the Office of the Linn County Recorder;

Thence East approximately 1101 feet along said South line to a point of intersection with said corporate limit line;

Thence South approximately 850 feet along said corporate limit line to a corner of said corporate limit;

Thence West approximately 485 feet along said corporate limit line to a corner of said corporate limit;

Thence South approximately 240 feet along said corporate limit line to a point of intersection with the center line of said Robins Road NE and a corner of said corporate limit;

Thence Southeasterly along the center line of said Robins Road NE and said corporate limit line to a point of intersection with the Northerly extension of the Westerly line of Bowman Woods Unit 28, Cedar Rapids, Linn County, Iowa;

Thence Southwesterly along said Westerly line extension and the Westerly line of said Bowman Woods Unit 28 to the Northeast corner of Bowman Woods Unit 27, Cedar Rapids, Linn County, Iowa;

Thence West along the North line of said Bowman Woods Unit 27 to the Southeast corner of Nell's First Addition to Cedar Rapids, Linn County, Iowa;

Thence North along the East line of said Nell's Addition to the Northeast corner of said Nell's First Addition;

Thence Northwesterly along the Northeasterly line of said Nell's addition to a point of intersection with the East Right of Way line of said C Avenue NE;

Thence South along the East Right of Way line of said C Avenue to the point of beginning.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue and fully implement the division of taxes from property within the Village Urban Renewal Area under the provisions of Section 403.19 of the Code of Iowa, as authorized in Ordinance No. 50-99. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Village Urban Renewal Area and the territory contained therein.

Section 3: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Introduced this 8<sup>th</sup> day of July, 2014.

**Council Agenda Item Cover Sheet**

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Kirsty Sanchez

**Phone Number/Ext:** 319 286-5428

**Email:** [j.pratt@cedar-rapids.org](mailto:j.pratt@cedar-rapids.org)

**Alternate Contact Person:** Jennifer Pratt

**Phone Number/Ext:** 319 286-5047

**Email:** [j.pratt@cedar-rapids.org](mailto:j.pratt@cedar-rapids.org)

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

Second and possible Third Reading amending Ordinance No. 053-11 and granting collection of tax increment within the Amended and Restated Southwest Urban Renewal Area per Amendment No. 2 and Amendment No. 3. CIP/DID #OB669673

**Background:**

Council approved Amendment No. 2 to the Amended and Restated Southwest Urban Renewal Area on December 3, 2013. This amendment allowed funding for new activities through tax increment revenues as well as the construction of a shared use path to connect existing shared use travel routes.

Council approved Amendment No. 3 to the Amended and Restated Southwest Urban Renewal Area on June 24, 2014. This amendment provides public improvements to a sanitary sewer that currently serves a large portion of the Urban Renewal Area. The additional property includes both public right-of-way and private property.

The additions of Amendment No. 2 and Amendment No. 3 are described as follows:

That part of the Right of Way of Edgewood Road SW, 37<sup>th</sup> Avenue SW and U.S. Hwy 30, lying in the West 250 of the Southwest Quarter and the South 50 feet of the West 100 feet of the Northwest Quarter of Section 6, Township 82 North, Range 7 West and the North 100 feet of the East 100 Feet of the Northeast Quarter of the Southeast Quarter of Section 1, Township 82 North, Range 8 West of the 5<sup>th</sup> PM in the City of Cedar Rapids, Linn County, Iowa

AND

The Southwest TIF District Extension includes part of Parcel A, P.O.S. #712, part of Hawkeye Industrial Park First Addition, part of Hawkeye Industrial Park Second Addition, part of Waconia Avenue SW, part of Willow Creek Drive SW, all of Downs Boulevard SW, part of the Northwest Quarter of the Southwest Quarter of Section 8 and part of the Northeast Quarter of the Southeast Quarter of Section 7, all in Township 82 North, Range 7 West of the 5<sup>th</sup> PM in the City of Cedar Rapids, Linn County, Iowa

The Amended and Restated Southwest Urban Renewal area was established in 1997 and

expanded in 2002 to combine three separate TIF districts, Southwest, Waconia, and the Airport Industrial Park No. 1. The district was created to facilitate new economic development and infrastructure installation. The area is generally located west of the intersection of Interstate 380 and Highway 30 in the City of Cedar Rapids.

**Action / Recommendation:**

City staff recommends approval of the 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

**Recommended by Council Committee** Yes  No  N/A

ORDINANCE NO.

ORDINANCE AMENDING ORDINANCE NO. 053-11, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE AMENDED AND RESTATED SOUTHWEST URBAN RENEWAL AREA OF THE CITY OF CEDAR RAPIDS, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR RAPIDS, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR RAPIDS, COUNTY OF LINN, COLLEGE COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH THE AMENDED AND RESTATED SOUTHWEST URBAN RENEWAL PLAN FOR THE AMENDED AND RESTATED SOUTHWEST URBAN RENEWAL AREA

WHEREAS, the City Council (the "Council") of the City of Cedar Rapids, Iowa (the "City") has heretofore, in Ordinance No. 053-11, provided for the division of taxes within an area identified as the Amended and Restated Southwest Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, the Council has approved Amendment No. 2 and Amendment No. 3 to the Amended and Restated Southwest Urban Renewal Plan, adding certain adjacent areas to said Amended and Restated Southwest Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, THAT:

Section 1: Ordinance Number 053-11 is hereby amended to add to the definition of the "Amended and Restated Southwest Urban Renewal Area" the lots and parcels located within the area legally described as follows:

That part of the Right of Way of Edgewood Road SW, 37<sup>th</sup> Avenue SW and U.S. Hwy 30, lying in the West 250 of the Southwest Quarter and the South 50 feet of the West 100 feet of the Northwest Quarter of Section 6, Township 82 North, Range 7 West and the North 100 feet of the East 100 Feet of the Northeast Quarter of the Southeast Quarter of Section 1, Township 82 North, Range 8 West of the 5<sup>th</sup> PM in the City of Cedar Rapids, Linn County, Iowa

AND

The Southwest TIF District Extension includes part of Parcel A, P.O.S. #712, part of Hawkeye Industrial Park First Addition, part of Hawkeye Industrial Park Second Addition, part of Waconia Avenue SW, part of Willow Creek Drive SW, all of Downs Boulevard SW, part of the Northwest Quarter of the Southwest Quarter of Section 8 and part of the Northeast Quarter of the Southeast Quarter of

Section 7, all in Township 82 North, Range 7 West of the 5<sup>th</sup> PM in the City of Cedar Rapids, Linn County, Iowa

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue and fully implement the division of taxes from property within the Amended and Restated Southwest Urban Renewal Area under the provisions of Section 403.19 of the Code of Iowa, as authorized in Ordinance No. 053-11. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Amended and Restated Southwest Urban Renewal Area and the territory contained therein.

Section 3: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Introduced this 8<sup>th</sup> day of July, 2014.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** July 22, 2014

**Submitting Department:** Community Development and Planning

**Presenter at Meeting:** Jennifer Pratt **Phone:** 319 286-5047  
**Email:** [j.pratt@cedar-rapids.org](mailto:j.pratt@cedar-rapids.org)

**Alternate Contact Person:** Sandi Fowler **Phone:** 319 286-5077  
**Email:** [s.fowler@cedar-rapids.org](mailto:s.fowler@cedar-rapids.org)

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

First, Second, and possible Third Reading granting an ordinance establishing the Northwest Flood Mitigation Overlay District Study Area and a temporary moratorium on building and development activities therein. CIP/DID #OB377545

### **Background:**

Since the flood of 2008 the City of Cedar Rapids has purchased many, but not all of the property in the flood damaged areas for flood mitigation purposes. One such area is the Cedar Rapids Northwest Area from K Avenue to Penn Avenue, identified as the Northwest Flood Mitigation Overlay District Study Area.

The purpose of the Northwest Flood Mitigation Overlay District Study Area is as follows:

1. Allow current property owners to remain and use property in a manner consistent with current use, includes typical maintenance activities.
2. Avoid expansion or significant investment in properties for following reasons:
  - a. Water usage in this area has decreased 96% since the flood, due to the low number of users. As a result, the City is incurring an additional \$60,000 in costs annually to continually flush the water service in this area. Without the flushing, the chlorination levels would decrease below safe levels, so regular testing is also required.
  - b. Properties are at greatest of being impacted from construction of the flood mitigation system and/or not protected by proposed flood mitigation system.

The proposed boundary of the Northwest Flood Mitigation Overlay District Study Area is composed of two general areas: (see attached map):

2. Chlorine Residual Focus Area – from J Avenue NW to O Avenue NW between 5<sup>th</sup> Street NW and the Cedar River, consisting of properties that require continual flushing and watering testing to ensure safety.
1. Unprotected properties – From O Avenue NW to Penn Avenue NW between 6<sup>th</sup> Street NW and the Cedar River, consisting of three privately-owned properties that will not be protected by proposed flood mitigation system.

The moratorium on building and development activities would be for a 90-day period. This provides time to draft an overlay ordinance, meet with property owners individually, and present to the City Council for consideration.

**Action/Recommendation:**

City staff recommends approval of the First, Second and possible Third Reading.

**Alternative Recommendation:**

City Council may table this ordinance and request additional information.

**Time Sensitivity:**

**Resolution Date:** July 22, 2014

**Estimated Presentation Time:** 0 Minutes

**Budget Information (if applicable):**

**Local Preference Policy** Applies  Exempt

**Explanation:**

**Recommended by Council Committee** Yes  No  N/A

**Explanation (if necessary):**

ORDINANCE NO.

AN ORDINANCE ESTABLISHING THE NORTHWEST FLOOD MITIGATION  
OVERLAY DISTRICT STUDY AREA AND A TEMPORARY MORATORIUM ON  
BUILDING AND DEVELOPMENT ACTIVITIES THEREIN

WHEREAS, since the flood of 2008 the City of Cedar Rapids has purchased many, but not all of the property in the flood damaged areas for flood mitigation purposes; and

WHEREAS, one such area is the Cedar Rapids Northwest Area from K Avenue to Penn Avenue, hereinafter referred to as the Northwest Flood Mitigation Overlay District Study Area as shown on Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, water usage in this area has decreased 96% since the flood due to the low number of users and as a result the City is incurring additional costs to provide the water service in this area; and

WHEREAS, the costs to continue to provide water and other city services in this area may be disproportionate to the costs to provide the same services in other areas within the city; and

WHEREAS, some properties within this area may be impacted by the construction of the west side flood mitigation system or not be protected by the City's proposed flood mitigation system such that expansion or investment in said properties would not be warranted; and

WHEREAS, the City Council finds that it would be beneficial to study the establishment of the Northwest Flood Mitigation Overlay District for this area that would allow the remaining properties to continue to be used but not allow for future improvements, expansion or new uses; and

WHEREAS, such a district could provide for a different rate structure of various city services so that the remaining occupants within this area pay rates commensurate with the costs to provide such services; and

WHEREAS, a temporary moratorium on building and development activities should be created to allow for the preparation and enactment of such a district; and

WHEREAS, actions currently permitted under Cedar Rapids development and building codes and standards could allow unwarranted or unwise development or use of property in the area.

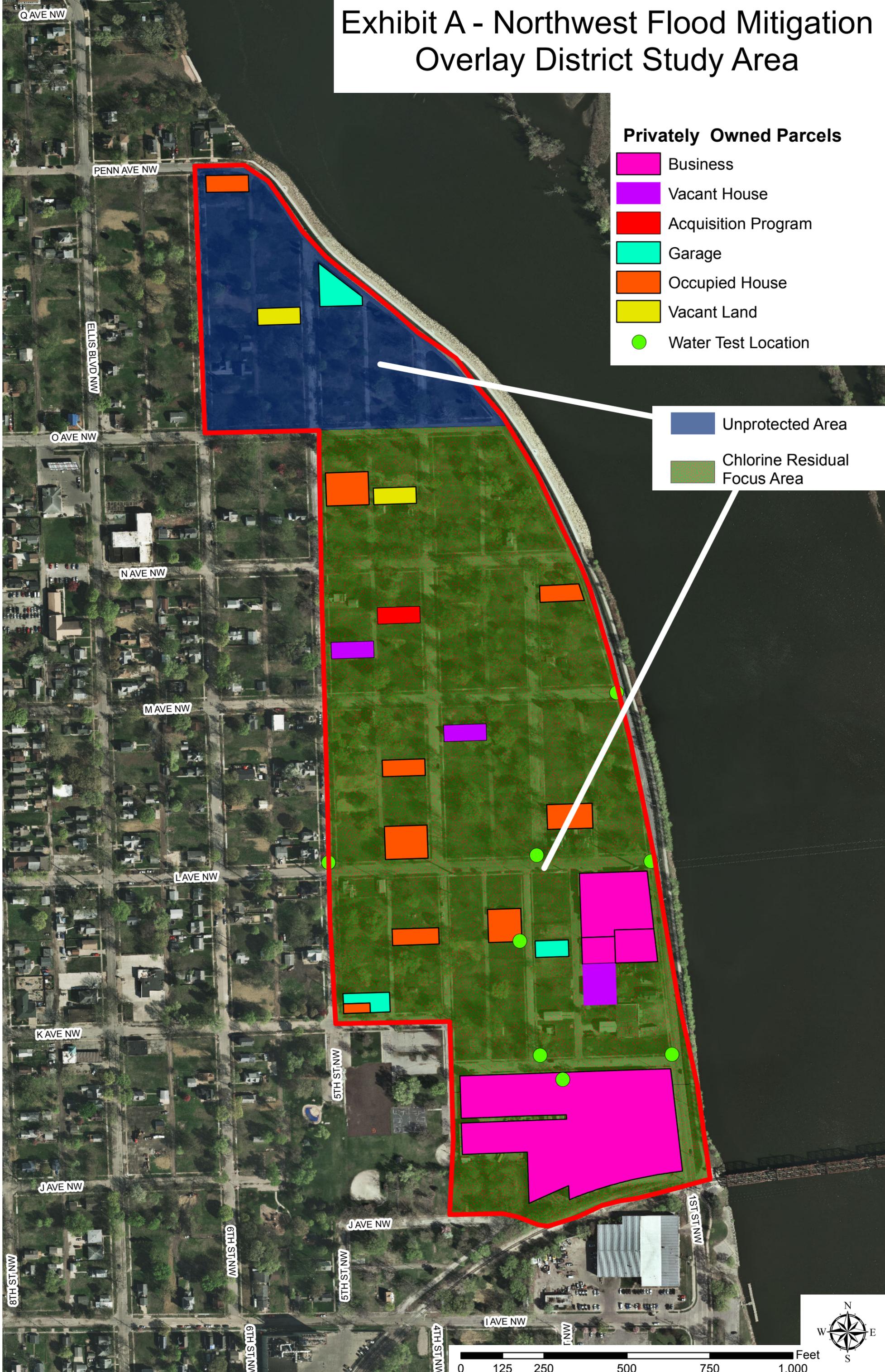
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cedar Rapids, Iowa as follows:

1. The recitals contained hereinabove are found to be true and correct and incorporated herein.
2. The Northwest Flood Mitigation Overlay District Study Area, as identified in Exhibit A attached, is hereby established for the purpose of conducting necessary studies and planning activities that may result in further legislation necessary to create the Northwest Flood Mitigation Overlay District.
3. City staff are hereby authorized and directed to proceed with all necessary planning and study activities to determine strategies for said Northwest Flood Mitigation Overlay District Study Area.
4. Notwithstanding any provision in the Cedar Rapids Municipal Code to the contrary, for a period of 90 days from and after the effective date of this ordinance, petitions for Rezoning, Conditional Use Permits, Revised Site Development Plans, Site Development Plans, Major/Minor Preliminary Plats, and building permits pertaining to properties within the Northwest Flood Mitigation Overlay District Study Area shall not be received or approved by the city of Cedar Rapids.
5. Building permits for the purpose of general property maintenance of existing improvements or for improvements previously approved by the City are not subject to this moratorium.
6. Any party who believes they have suffered or will suffer unnecessary hardship as a result of the moratorium may submit a written application to the City Clerk requesting relief from the moratorium. The application will be reviewed by the City Manager or designee within two weeks of such filing. If the applicant demonstrates unnecessary hardship the City Manager or designee may grant such relief from this moratorium as is necessary to eliminate the unnecessary hardship. The applicant may appeal the decision of the City Manager or designee to the City Council by filing a written appeal with the City Clerk within 7 days of the date of the City Manager or designee decision. The City Council will hear such appeal at the next council meeting held at least 7 days after the filing of an appeal.
7. This ordinance shall be effective, after its passage, publication, and as otherwise provided by law and will remain effective until October 26, 2014 at which time it will automatically expire and be null, void, of no further force or effect.

8. This ordinance shall not 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 otherwise provided for by law.
9. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of this 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 other than that affected by such decision.

Passed this <sup>th</sup> day of , 2014

# Exhibit A - Northwest Flood Mitigation Overlay District Study Area



## Privately Owned Parcels

- Business
- Vacant House
- Acquisition Program
- Garage
- Occupied House
- Vacant Land
- Water Test Location

- Unprotected Area
- Chlorine Residual Focus Area



0 125 250 500 750 1,000 Feet