

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

## **NOTICE OF CITY COUNCIL MEETING**

The Cedar Rapids City Council will meet in Regular Session on Tuesday, March 24, 2015 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 mobile devices.)*

### **A G E N D A**

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations

### **PUBLIC HEARINGS**

1. A public hearing will be held to consider a request by Water Rock, LLC for an Urban Revitalization Area designation for the property located at 931 Blairs Ferry Road NE (Kirsty Sanchez).
  - a. Resolution authorizing an Urban Revitalization Area designation for the property located at 931 Blairs Ferry Road NE; CIP/DID #OB136073
  - b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Water Rock Urban Revitalization Area designation at 931 Blairs Ferry Road NE. CIP/DID #OB136073
2. A public hearing will be held to consider a request by SLE Investments, LC (formerly known as Progression, LC) for an Urban Revitalization Area designation for the renovation of the historic Welch Cook Beals Company building located at 323 3<sup>rd</sup> Street SE (Kirsty Sanchez).
  - a. Resolution authorizing an Urban Revitalization Area designation for the renovation of the property located at 323 3<sup>rd</sup> Street SE; CIP/DID #OB1369855
  - b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Cornerstone Place Urban Revitalization Area designation at 323 3<sup>rd</sup> Street SE. CIP/DID #OB1369855

3. A public hearing will be held to consider a request by Progression, LC for an Urban Revitalization Area designation for the construction of multi-family housing at 210 5<sup>th</sup> Street SW (Kirsty Sanchez).
  - a. Resolution authorizing an Urban Revitalization Area designation for the property located at 210 5<sup>th</sup> Street SW; CIP/DID #OB1369856
  - b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Kingston Pointe Urban Revitalization Area designation at 210 5<sup>th</sup> Street SW. CIP/DID #OB1369856
4. A public hearing will be held to consider a request by Affordable Housing Network, Inc. for an Urban Revitalization Area designation for the conversion of Monroe School located at 3200 Pioneer Avenue SE (Kirsty Sanchez).
  - a. Resolution authorizing an Urban Revitalization Area designation for the conversion of Monroe School located at 3200 Pioneer Avenue SE; CIP/DID #OB654103
  - b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Monroe School Urban Revitalization Area designation at 3200 Pioneer Avenue SE. CIP/DID #OB654103
5. A public hearing will be held to consider a request by Oakhill Villages, LLC for an Urban Revitalization Area designation for the construction of four housing units at 1023 and 1027 6<sup>th</sup> Street SE (Kirsty Sanchez).
  - a. Resolution authorizing an Urban Revitalization Area designation for the construction of four housing units at 1023 and 1027 6<sup>th</sup> Street SE; CIP/DID #OB540257
  - b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Oakhill Villages Urban Revitalization Area designation at 1023 and 1027 6<sup>th</sup> Street SE. CIP/DID #OB540257
6. A public hearing will be held to consider a request by Sedona Villages, LLC for an Urban Revitalization Area designation for the construction of seven single-family homes fronting C Street SW and 13<sup>th</sup> Avenue SW (Kirsty Sanchez).
  - a. Resolution authorizing an Urban Revitalization Area designation for the construction of seven single-family homes fronting C Street SW and 13<sup>th</sup> Avenue SW; CIP/DID #OB540257
  - b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Sedona Villages Urban Revitalization Area designation at C Street SW and 13<sup>th</sup> Avenue SW. CIP/DID #OB540257
7. A public hearing will be held to consider a request by NewBo Development Group, LLC for an Urban Revitalization Area designation for proposed development located at Zika Avenue and 16<sup>th</sup> Street NW (former Chipping Green site) (Kirsty Sanchez).
  - a. Resolution authorizing an Urban Revitalization Area designation for the property located at Zika Avenue and 16<sup>th</sup> Street NW (former Chipping Green site); CIP/DID #OB1241850
  - b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Sanctuary at Ellis Urban Revitalization Area designation at Zika Avenue and 16<sup>th</sup> Street NW (former Chipping Green site). CIP/DID #OB1241850

8. A public hearing will be held to consider the proposed Amendment No. 3 to the Amended and Restated Urban Renewal Plan for the Consolidated Technology Park Urban Renewal Area (Kirsty Sanchez).
  - a. Resolution approving Amendment No. 3 to the Amended and Restated Urban Renewal Plan for the Consolidated Technology Park Urban Renewal Area; CIP/DID #OB615106
  - b. First Reading: Ordinance amending Ordinance No. 022-13 and granting collection of tax increment within the Amended and Restated Urban Renewal Area per Amendment No. 3 for the Consolidated Technology Park Urban Renewal Area. CIP/DID #OB615106
9. A public hearing will be held to consider the continuation of an approved capital improvement project for the 27<sup>th</sup> Street SW Culvert Replacement project (Rita Rasmussen).
  - a. Resolution to continue an approved capital improvement project and to proceed with the acquisition or condemnation of agricultural property and property interests not yet acquired for the 27<sup>th</sup> Street SW Culvert Replacement project. CIP/DID #304396-00
10. A public hearing will be held to consider amending Chapter 72 of the Municipal Code, Stormwater Management Ordinance, increasing existing tier rates by 2.5%, creating six additional non-residential tiers for lots sized greater than seven acres, allowing for billing of all privately owned property and providing a discount for properties with individual NPDES permits (Sandy Pumphrey).
  - a. First Reading: Ordinance amending Chapter 72 of the Municipal Code, Stormwater Management Ordinance, increasing existing tier rates by 2.5%, creating six additional non-residential tiers for lots sized greater than seven acres, allowing for billing of all privately owned property and providing a discount for properties with individual NPDES permits. CIP/DID #43-10-007
11. A public hearing will be held to consider the disposition of City-owned commercial property at 525 Valor Way SW (commonly known as the Knutson Building) and invite redevelopment proposals (**FLOOD**) (Adam Lindenlaub).
  - a. Resolution authorizing the disposition of City-owned commercial property at 525 Valor Way SW (commonly known as the Knutson Building) and inviting redevelopment proposals. CIP/DID #OB1292698
12. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 4<sup>th</sup> Avenue SE Pavement Rehabilitation from 5<sup>th</sup> Street SE to 19<sup>th</sup> Street SE project (estimated cost is \$1,500,000) (**Paving for Progress**) (Doug Wilson).
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 4<sup>th</sup> Avenue SE Pavement Rehabilitation from 5<sup>th</sup> Street SE to 19<sup>th</sup> Street SE project; CIP/DID #3012080-02
  - b. Report on bids for the 4<sup>th</sup> Avenue SE Pavement Rehabilitation from 5<sup>th</sup> Street SE to 19<sup>th</sup> Street SE project;
  - c. Resolution awarding and approving contract in the amount of \$2,189,444.15 plus incentive up to \$30,000, bond and insurance of Pirc-Tobin Construction, Inc. for the 4<sup>th</sup> Avenue SE Pavement Rehabilitation from 5<sup>th</sup> Street SE to 19<sup>th</sup> Street SE project. CIP/DID #3012080-02

13. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 18<sup>th</sup> Street SW from 16<sup>th</sup> Avenue to 13<sup>th</sup> Avenue Roadway Improvements project (estimated cost is \$600,000) (Doug Wilson).
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 18<sup>th</sup> Street SW from 16<sup>th</sup> Avenue to 13<sup>th</sup> Avenue Roadway Improvements project. CIP/DID #301500-05
14. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Blairs Ferry Road and Miller Road NE Traffic Signal Installation project (estimated cost is \$90,000) (Doug Wilson).
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Blairs Ferry Road and Miller Road NE Traffic Signal Installation project. CIP/DID #306268-01
15. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Noelridge Park Water Resource Restoration project (estimated cost is \$220,000) (Steve Hershner).
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Noelridge Park Water Resource Restoration project. CIP/DID #304110-01
16. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 11<sup>th</sup> Street NW (West of) Between M Avenue and N Avenue Detention Basin Water Quality Improvements project (estimated cost is \$57,000) (Dave Wallace).
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 11<sup>th</sup> Street NW (West of) Between M Avenue and N Avenue Detention Basin Water Quality Improvements project. CIP/DID #304160-12
17. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Auburn Drive SW (South of) Storm and Sanitary Sewer Improvements project (estimated cost is \$305,000) (Dave Wallace).
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Auburn Drive SW (South of) Storm and Sanitary Sewer Improvements project. CIP/DID #304425-01

## **PUBLIC COMMENT**

*This is an opportunity for the public to address the City Council on any subject pertaining to Council action scheduled for today. If you wish to speak, place your name on the sign-up sheet on the table outside the Council Chambers and approach the microphone when called upon.*

## **MOTION TO APPROVE AGENDA**

### **CONSENT AGENDA**

**These are routine items, some of which are old business and some of which are new business. They will be approved by one motion without individual discussion unless Council requests that an item be removed for separate consideration.**

18. Motion to approve minutes.

19. Motions setting public hearing dates for:

- a. April 14, 2015 – to consider amending Ordinance No. 073-14 to correct the zoning for properties at 1103 and 1201 Blairs Ferry Road NE from C-3, Regional Commercial Zone District to PUD-1, Planned Unit Development One Zone District; CIP/DID #RZNE-011742-2014
- b. April 14, 2015 – to consider a change of zone for property at 42 7<sup>th</sup> Avenue SW from I-1, Light Industrial Zone District to C-4, Central Business Zone District as requested by Hobart Historic Restoration and Linn County; CIP/DID #RZNE-015584-2014
- c. April 14, 2015 – to consider a change of zone for property at 423 5<sup>th</sup> Street SW from PUB, Public Zone District to C-3, Regional Commercial Zone District as requested by Ivan Lockett Clay; CIP/DID #RZNE-016201-2015
- d. April 14, 2015 – to consider the proposition to issue not to exceed \$29,000,000 General Obligation Bonds (Essential Corporate Purpose); CIP/DID #OB1145993
- e. April 14, 2015 – to consider the proposition to issue not to exceed \$10,500,000 General Obligation Bonds (Essential Corporate Purpose) (**FLOOD**); CIP/DID #OB1145993
- f. April 14, 2015 – to consider the proposition to issue not to exceed \$1,350,000 General Obligation Bonds Urban Renewal Bonds (Essential Corporate Purpose/Urban Renewal) (Parkade Projects); CIP/DID #OB1145993
- g. April 14, 2015 – to consider the proposition to issue not to exceed \$900,000 General Obligation Bonds (General Corporate Purpose); CIP/DID #OB1145993
- h. April 14, 2015 – to consider the proposition to issue not to exceed \$755,000 General Obligation Bonds (General Corporate Purpose); CIP/DID #OB1145993
- i. April 14, 2015 – to consider the proposition to issue not to exceed \$7,570,000 Sewer Revenue Bonds; CIP/DID #OB1145993
- j. April 14, 2015 – to consider the proposition to issue not to exceed \$10,870,000 Water Revenue Bonds; CIP/DID #OB1145993
- k. April 14, 2015 – to consider the proposition to issue not to exceed \$2,200,000 Sewer Revenue Capital Loan Notes (Dome #4); CIP/DID #OB1145993
- l. April 14, 2015 – to consider the proposition to issue not to exceed \$300,000 Sewer Revenue Capital Loan Notes (Sponsored Amendment); CIP/DID #OB1145993
- m. April 14, 2015 – to consider citizen input concerning community development needs and budget priorities for the City's annual entitlement programs, including the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME) Programs, in preparation for the creation of a new five-year Consolidated Plan strategy document; CIP/DID #OB246513
- n. April 14, 2015 – to consider public comments regarding identification of community development needs, program funding for development of proposed activities, and specific budget allocations for the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs, prior to adopting an Annual Action Plan for the period of July 1, 2015 to June 30, 2016; CIP/DID #OB246513

- o. April 14, 2015 – to consider amendments to the Section 8 Housing Choice Voucher (HCV) Program Public Housing Agency (PHA) 5-Year Plan Amendments, Annual Plan, and Administrative Plan, including the Family Self-Sufficiency Action Plan and the Homeownership Option Plan for the City of Cedar Rapids; CIP/DID #OB363680
  - p. April 14, 2015 – to consider the vacation and disposition of public ways and grounds described as a 60-foot wide strip of excess street right-of-way located at M Avenue NW westerly of 11<sup>th</sup> Street as requested by the Cedar Rapids Community School District in connection with the new Northwest Recreation Center. CIP/DID #ROWV-015517-2014
20. Motion assessing a \$1,500 civil penalty for violation of the State Code regarding the sale of tobacco/vapor products to a minor against Hill Brothers Jiffy Mart, 1904 Mount Vernon Road SE. CIP/DID #OB1382996
21. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Buffalo Wild Wings, 2020 Edgewood Road SW;
  - b. Dancers Ranch, 3000 6<sup>th</sup> Street SW;
  - c. Emil's Hideaway, 222 Glenbrook Drive SE;
  - d. Fat Wally's, 429 2<sup>nd</sup> Avenue SE;
  - e. Fieldhouse Cedar Rapids, 1140 Blairs Ferry Road NE;
  - f. Gatherings on the River, 50 2<sup>nd</sup> Avenue Bridge (new – third-floor Restaurant and catering in Veterans Memorial building);
  - g. Hawkeye Downs, 4400 6<sup>th</sup> Street SW;
  - h. Hawkeye Downs Sinclair, 4713 6<sup>th</sup> Street SW;
  - i. Hazzard County Saloon, 329 2<sup>nd</sup> Avenue SE;
  - j. HuHot Mongolian Grill, 4444 1<sup>st</sup> Avenue NE, Suite #560;
  - k. Hy-Vee Drugstore #1, 1520 6<sup>th</sup> Street SW;
  - l. Hy-Vee Gas #7, 3935 Blairs Ferry Road NE;
  - m. Jersey's Pub & Grub, 5761 C Street SW;
  - n. Kum & Go #517, 3132 1<sup>st</sup> Avenue NE;
  - o. Popoli Ristorante & Sullivan's Bar, 101 3<sup>rd</sup> Avenue SW;
  - p. Roscoe's Pizza, 212 Edgewood Road NW;
  - q. Shawn Ryan's Irish Pub, 715 2<sup>nd</sup> Avenue SE.
22. Resolutions approving: CIP/DID #OB1143566
- a. Payment of Bills;
  - b. Payroll;
  - c. Transfer of Funds.
23. Resolutions approving assessment actions:
- a. Intent to assess – Solid Waste & Recycling – clean-up costs – one property; CIP/DID #OB1382999
  - b. Intent to assess – Utilities – Water Division – delinquent municipal utility bills – 42 properties; CIP/DID #OB1383079
  - c. Levy assessment – Utilities – Water Division – delinquent municipal utility bills – 23 properties; CIP/DID #OB1362727
  - d. Levy assessment – Utilities – Water Division – delinquent municipal utility bills – 18 properties; CIP/DID #OB1369837
  - e. Levy assessment – delinquent snow removal charges – 17 properties; CIP/DID #OB1383026

- f. Levy assessment – nuisance property abatement charges – two properties; CIP/DID #OB1383037
  - g. Levy assessment – delinquent utility service charges, including industrial waste and Iowa sales tax – one property. CIP/DID #OB1383035
24. Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area. CIP/DID #OB283396
  25. Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area. CIP/DID #OB283396
  26. Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area. CIP/DID #OB41576
  27. Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area. CIP/DID #OB170214
  28. Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 1 to the Urban Renewal Plan for the Technology Park Urban Renewal Area. CIP/DID #OB615106
  29. Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area. CIP/DID #OB1214407
  30. Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area. CIP/DID #OB669673
  31. Resolutions accepting projects, approving Performance Bonds and/or authorizing final payments:
    - a. West Well Field Electrical Improvements project, final payment in the amount of \$51,305.72 and 2-Year Performance Bond submitted by Watts Electric Company, (original contract amount was \$1,030,093.52; final contract amount is \$1,026,114.35); CIP/DID #625673-08
    - b. SW Quadrant, 2008 Flood Area Sanitary Sewer Restoration, Phase 2, Part 1 project, Change Order No. 5 (Final) deducting the amount of \$161,186.78, final payment in the amount of \$30,779.55 and 4-Year Performance Bond submitted by Rathje Construction Company (original contract amount was \$794,288.36; final contract amount is \$615,590.93) **(FLOOD)**; CIP/DID #SSD103-10
    - c. 1<sup>st</sup> Street SW Alley From 3<sup>rd</sup> to 5<sup>th</sup> Avenue SW Sanitary Sewer Repairs project, final payment in the amount of \$9,760.10 and 4-Year Performance Bond submitted by Zinser Grading & Excavating, LLC (original contract amount was \$197,979.29; final contract amount is \$195,202.08) **(FLOOD)**; CIP/DID #SSD103-13

- d. Cedar River Trail Underpass of the Cedar Rapids and Iowa City (CRANDIC) Railroad Cedar River Bridge project, final payment in the amount of \$29,401.32 and 4-Year Performance Bond submitted by Eastern Iowa Excavating & Concrete, LLC (original contract amount was \$651,534.20; final contract amount is \$588,026.49); CIP/DID #325044-03
  - e. FY 2015 Downtown Streetscape Enhancement project and 4-Year Performance Bond submitted by Hardscape Solutions of Iowa (original contract amount was \$44,500; final contract amount is \$43,650); CIP/DID #321549-01
  - f. WPC Cryogenic Plant Upgrades project, final retainage payment in the amount of \$153,615.38 and 2-year Performance Bond submitted by WRH, Inc. (original contract amount was \$3,049,000; final contract amount is \$3,072,307.58). CIP/DID #615180-03
32. 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 378 8<sup>th</sup> Avenue SW;
  - b. Cedar Valley Habitat for Humanity, Inc. for property at 404 8<sup>th</sup> Avenue SW;
  - c. Jaylee, Inc. for property at 420 6<sup>th</sup> Avenue SW;
  - d. Jaylee, Inc. for property at 424 6<sup>th</sup> Avenue SW;
  - e. Cedar Ridge Homes, Inc. for property at 609 3<sup>rd</sup> Avenue SW;
  - f. JW Homebuilders, LLC for property at 1410 N Street SW.
33. Resolutions authorizing execution of Development Agreements for property participating in the fourth round of the Single Family New Construction Program: CIP/DID #OB540257
- a. Premiere Developers, Inc. for property at 8603 Harrington Drive NE;
  - b. Premiere Developers, Inc. for property at 8621 Grand Oaks Drive NE;
  - c. Premiere Developers, Inc. for property at 8627 Grand Oaks Drive NE;
  - d. Premiere Developers, Inc. for property at 8633 Grand Oaks Drive NE;
  - e. Premiere Developers, Inc. for property at 8639 Grand Oaks Drive NE.
34. Resolution accepting a Warranty Deed from Diane G. Bishop, a Warranty Deed by Jason Hubbell and Nilza DaSilva-Hubbell, and a Concrete Pavement and Concrete Sidewalk Petition and Assessment Agreement from Diane G. Bishop and Jason Hubbell and Nilza DaSilva-Hubbell for future improvements at 2534 27<sup>th</sup> Street SW. CIP/DID #PLSV-013425-2014
35. Resolution in support of the proposed renovation of the building at 1030 5<sup>th</sup> Avenue SE and authorization to negotiate a Development Agreement with Tanager Place. CIP/DID #OB1383157
36. Preliminary Resolution for the construction of pavement and sidewalk improvements for the Collins Road (IA 100) Phase 1 Complete Streets Project from East of Northland Avenue NE to Twixt Town Road NE. CIP/DID #301446-00
37. Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the 76<sup>th</sup> Avenue SW Improvements – from Edgewood Road SW to East of the Cedar Rapids and Iowa City (CRANDIC) Railroad Crossing project. CIP/DID #301208-00
38. Resolution adopting the Sidewalk Repair and Reimbursement Policy. CIP/DID #3017016-00
39. Resolution adopting the Financial Assistance Policy on Sidewalk Repair. CIP/DID #3017016-00

40. Resolution approving the installation of two-way yield control at the intersection of Kerry Lane SE and Maureen Drive SE, yielding traffic on Kerry Lane SE for Maureen Drive SE. CIP/DID #60-15-031
41. Resolution approving the installation of yield control at the intersection of 46<sup>th</sup> Street and Sherman Street NE, yielding traffic on 46<sup>th</sup> Street for Sherman Street NE. CIP/DID #60-15-031
42. Resolution approving the installation of two-way stop control at the intersection of Armar Drive SE and Bridgit Lane SE, stopping traffic on Bridgit Lane SE for Armar Drive SE. CIP/DID #60-15-031
43. Resolution creating a year-long pilot Stormwater Best Management Practices Cost-Share Program to be administered by Public Works. CIP/DID #304428-00
44. Resolution establishing the Utilities Department – Water Pollution Control Division Fiscal Year 2016 rates beginning July 1, 2015 for wastewater that is hauled directly to the Water Pollution Control Facility for treatment. CIP/DID #OB1383092
45. Resolution establishing the Utilities Department – Water Pollution Control Division Fiscal Year 2016 rates beginning July 1, 2015 for flat sewer rates to be charged for un-metered water supplies being discharged into the City sanitary sewer system. CIP/DID #OB1383100
46. Resolution establishing the Utilities Department – Solid Waste & Recycling Division Fiscal Year 2016 fee schedule beginning July 1, 2015 for nuisance abatement and service charges. CIP/DID #OB1383109
47. Resolution establishing the Utilities Department – Water Division and Laboratory Division Fiscal Year 2016 fee schedules beginning July 1, 2015 for miscellaneous services. CIP/DID #OB1383111
48. Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original amounts paid in connection with specified projects. CIP/DID #OB1383022
49. Resolution authorizing Civil Rights Commission Administrative Assistant to attend the National Fair Housing Training Academy Fair Housing Investigations in a Nutshell in Dallas, Texas. CIP/DID #OB1383006
50. Resolutions approving actions regarding purchases, contracts and agreements:
  - a. Amendment No. 2 to the Professional Services Agreement with Braun Intertec Corporation specifying an increased amount not to exceed \$12,255 for geotechnical evaluation services in connection with the City Services Center project (original contract amount was \$21,265; total contract amount with this amendment is \$33,520) (**FLOOD**); CIP/DID #PWE006-15
  - b. Amendment No. 4 to renew contract for commercial water meters & accessories with Ferguson Waterworks for the Water Service Division for an estimated original amount not to exceed amount of \$435,000 (original contract amount was \$80,000; renewal contract amount is \$435,000); CIP/DID #0511-242
  - c. Amendment No. 3 to renew contract for quarry products with Wendling Quarries, Inc. for an estimated annual amount of \$90,000 (original contract amount was \$90,000; renewal contract amount is \$90,000); CIP/DID #0213-182

- d. Amendment No. 3 to renew contract for Avaya network equipment and maintenance with Pomeroy IT Solutions for the Information Technology Department for an estimated annual amount of \$100,000 (original contract amount was \$306,111.46; renewal contract amount is \$100,000); CIP/DID #0113-152
- e. Amendment No. 3 to renew contract for professional IT services with McGladrey for the Information Technology Department for a total annual amount not to exceed \$100,000 (original contract amount was \$100,000; contract renewal amount is \$100,000); CIP/DID #1010-084
- f. Amendment No. 3 to renew the contract for turnout gear with Sandry Fire Supply LLC for the Fire Department for an annual amount not to exceed \$60,000 (original contract amount was \$90,000; renewal contract amount is \$60,000); CIP/DID #0212-153
- g. Amendment No. 3 to renew contract for concrete products with Croell Redi-Mix, Inc. for an estimated annual amount of \$60,000 (original contract amount was \$60,000; renewal contract amount is \$60,000); CIP/DID #0213-183
- h. Amendment No. 5 to renew contract for health services with St. Luke's Work Well Solutions for the Human Resources Department for an annual amount not to exceed \$120,000 (original contract amount was \$52,162.46; renewal contract amount is \$120,000); CIP/DID #0909-068A
- i. Amendment No. 1 to renew Contract for Integration Services for WPC with ESCO Automation for a total annual expenditure not to exceed \$100,000 (original contract amount was \$100,000; renewal contract amount is \$100,000); CIP/DID #1213-100
- j. Amendment No. 3 to renew contract for concrete products with Metro Ready Mix LC for an estimated annual amount of \$335,000 (original contract amount was \$335,000; renewal contract amount is \$335,000); CIP/DID #0213-183
- k. Amendment No. 4 to renew contract for asphalt products with L.L. Pelling Company for an estimated annual amount of \$650,000 (original contract amount was \$650,000; renewal contract amount is \$650,000); CIP/DID #0112-130
- l. Amend Resolution No. 1382-10-14 to include Amendments 1, 2 and 3 for the Chandler St, 20<sup>th</sup> St, 18<sup>th</sup> St and 16<sup>th</sup> Ave SW Water Main Replacement project with Anderson-Bogert Engineers & Surveyors (original contract amount was \$126,521, total contract amount with this amendment is \$244,761); CIP/DID #2011061-01
- m. First Amendment to the Memorandum of Agreement with the Federal Emergency Management Agency, the State Historical Society of Iowa, Iowa Homeland Security and Emergency Management Department regarding the demolition of the Link-Belt Speeder Corporation Complex/Cedar Rapids Public Works Facility; CIP/DID #OB722781
- n. Corrective Special Warranty Deed with Jaylee, Inc. for property at 1116 K Street SW participating in the fourth round of the Single Family New Construction Program (**FLOOD**); CIP/DID #OB540257
- o. Corrective Quit Claim Deed for property at 423 5<sup>th</sup> Street NW to OPC Allan Investments, LLC (**FLOOD**); CIP/DID #OB820960
- p. Contract for food concession products with Myers-Cox Co. for the Parks & Recreation Department for an annual amount not to exceed \$120,000; CIP/DID #1214-122
- q. Contract for traffic signal equipment with General Traffic Equipment Corp. for the Traffic Engineering Division for an amount not to exceed \$100,000; CIP/DID #0115-143
- r. Contract for traffic signal equipment with Brown Traffic Products, Inc. for the Traffic Engineering Division for an amount not to exceed \$250,000; CIP/DID #0115-143
- s. Contract for disc dispensing system maintenance and support with Bibliotheca for the Library in the amount of \$28,413.60; CIP/DID #1014-076M
- t. Purchase of folding chairs for the McGrath Amphitheatre from Mity Lite in the amount of \$92,765.60; CIP/DID #0215-172

- u. Contract for purchase of beverage concession products with PepsiCo for the Parks & Recreation Department for an annual amount not to exceed \$100,000; CIP/DID #0115-156
- v. Contract for health care management services with CorVel Healthcare Corporation for the Human Resources Department for the contract period April 1, 2015 through March 31, 2017 for an amount not to exceed \$130,000; CIP/DID #0614-212
- w. Amending the estimated cost of administrative fees with the City's third-party administrator from \$1,360,000 to \$1,610,000 over the three-year contract and additional administrative fees for processing claims incurred in 2014 but submitted to PreferredOne in 2015; CIP/DID #OB688353
- x. Fleet Services purchase of four single-axle chassis with Swaploader hook lift system from Thompson Truck & Trailer in the amount of \$630,360; CIP/DID #0215-168
- y. Fleet Services purchase of four Autocar tandem-axle chassis with Labrie side loaders from Truck Country in the amount of \$1,342,744; CIP/DID #0215-167
- z. Joint Communications Agency purchase of upgrades and equipment from Motorola, Inc. for public safety use in connection with the Linn County 800 MHz radio system; CIP/DID #OB660990
- aa. Professional Services Agreement with Ament Design for an amount not to exceed \$54,160 for design services in connection with the Park Place NE Roadway Rehabilitation Improvements from Council Street to North Park Place Lane project **(Paving for Progress)**; CIP/DID #3012128-01
- bb. Awarding and approving contract in the amount of \$3,192,701.70 plus incentive up to \$21,750, bond and insurance of L.L. Pelling Company, Inc. for the 1<sup>st</sup> Avenue E from approximately 325 feet south of 34<sup>th</sup> Street NE to 40<sup>th</sup> Street NE HMA Resurfacing Phase 1 project (estimated cost is \$3,780,000) **(Paving for Progress)**; CIP/DID #301240-06
- cc. Awarding and approving contract in the amount of \$35,812 plus incentive up to \$3,000, bond and insurance of Dave Schmitt Construction for the 3<sup>rd</sup> Street SE, East of 10<sup>th</sup> Avenue SE, Storm Sewer Improvements project (estimated cost is \$55,000); CIP/DID #304435-01
- dd. Awarding and approving contract in the amount of \$824,160.67, bond and insurance of Rathje Construction Company for the 42<sup>nd</sup> Street NE from I-380 Northbound Off Ramp to East of the Cedar River Trail — Traffic Signals project (estimated cost is \$736,000); CIP/DID #301614-01
- ee. Traffic Safety Improvement Funding Agreement in the amount of \$35,000 with the Iowa Department of Transportation (IDOT) for the 7<sup>th</sup> Street NE from 1<sup>st</sup> Avenue E to north of I-380 Overhead Sign Installation project; CIP/DID #306228-00
- ff. Total Acquisition Purchase Agreement in the amount of \$80,000, plus an amount estimated to be \$27,500 in relocation benefits to Joe and Veronica Marks for real property located at 63 17<sup>th</sup> Avenue SW in connection with the Czech Village Area Property Acquisition project; CIP/DID #331005-00
- gg. Total Acquisition Purchase Agreement in the amount of \$14,850 with Kristina Lynn Kies for real property located at 1630 5<sup>th</sup> Street NW in connection with the Northwest Flood Mitigation System project; CIP/DID #331003-00
- hh. Total Acquisition Purchase Agreement in the amount of \$40,000, plus a total amount estimated to be \$103,750 for relocation benefits to Michael T. Lane for real property located at 43 20<sup>th</sup> Avenue SW in connection with the Czech Village Area Property Acquisition project; CIP/DID #331005-00
- ii. Professional Services Agreement with CH2M HILL Engineer, Inc. for an amount not to exceed \$590,465 for the WPCF Odor Control Upgrades project; CIP/DID #615233-01

- jj. Letter of Understanding amending the 28E Agreement with the Cedar Rapids Community School District adding two additional School Resource Officers to the School Resource Officer Program for the term of July 1, 2014 through June 30, 2016. CIP/DID #OB641224

## **REGULAR AGENDA**

- 51. Report on bids for the NW Quadrant, 2008 Flood, Sanitary Sewer Repairs, Phase 2, Bid Package 2 project (estimated cost is \$1,170,000) (Dave Wallace) (**FLOOD**). CIP/DID #SSD101-08
- 52. Report on bids for the for the J Avenue WTP Ammonia Feed System Upgrades project (estimated cost is \$130,000) (Steve Hershner).
  - a. Resolution awarding and approving contract in the amount of \$155,945, bond and insurance of Modern Piping, Inc. for the J Avenue WTP Ammonia Feed System Upgrades project. CIP/DID #6250037-02
- 53. Report on bids for the J Avenue Water Plant Generator Addition project (estimated cost is \$2,060,000) (Steve Hershner).
  - a. Resolution awarding and approving contract in the amount of \$2,073,772, bond and insurance of Price Industrial Electric, Inc. for the J Avenue Water Plant Generator Addition project. CIP/DID #6250016-02
- 54. Report on bids for the Ambroz Recreation Center Retaining Wall Repair project (estimated cost is \$165,000) (Doug Wilson).
  - a. Resolution awarding and approving contract in the amount of \$146,656.25 plus incentive up to \$2,500, bond and insurance of Hardscape Solutions of Iowa, Inc. for the Ambroz Recreation Center Retaining Wall Repair project. CIP/DID #311180-02

## **ORDINANCES**

### **Third Reading**

- 55. Ordinance granting collection of tax increment within the Apache Hose and Belting Company, Inc. Urban Renewal Area located at 4805 Bowling Street SW. CIP/DID #OB1344382
- 56. Ordinance granting a change of zone for property at 1241 3<sup>rd</sup> Avenue SE from RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Affordable Housing Network, Inc. CIP/DID #RZNE-015536-2014
- 57. Ordinance vacating public ways and grounds in and to the property described as a 1,054 square-foot strip of E Avenue NW right-of-way and a 7.4 square-foot triangle of C Avenue NW right-of-way located adjacent to 423 5<sup>th</sup> Street NW as requested by Ivan L. Clay. CIP/DID #ROWV-015442-2014

## **Second and possible Third Readings**

58. Ordinance amending Chapter 12 of the Municipal Code, Water Service, by repealing existing rates and establishing new rates. CIP/DID #OB1374529
59. Ordinance amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing existing rates and establishing new rates. CIP/DID #OB1374529
60. Ordinance amending Chapter 24 of the Municipal Code, Solid Waste, by repealing existing rates and establishing new rates. CIP/DID #OB1374529
61. Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Iowa Brewing Company Urban Revitalization Area designation at 708 3<sup>rd</sup> Street SE and 315 7<sup>th</sup> Avenue SE. CIP/DID #OB1344384
62. Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Hobart Historic Restoration Urban Revitalization Area designation at 42 7<sup>th</sup> Avenue SW. CIP/DID #OB1357511

## **PUBLIC INPUT**

*This is an opportunity for the public to address the City Council on any subject pertaining to Council business. If you wish to speak, place your name on the sign-up sheet on the table outside the Council Chambers and approach the microphone when called upon.*

## **CITY MANAGER COMMUNICATIONS AND DISCUSSION**

## **COUNCIL COMMUNICATIONS AND DISCUSSION**

**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 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 Americans with Disabilities Act, 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.*

*Agendas and minutes for Cedar Rapids City Council meetings can be viewed at [www.cedar-rapids.org](http://www.cedar-rapids.org).*



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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     Public Hearing     Regular Agenda

A public hearing will be held to consider a request by Water Rock LLC for an Urban Revitalization Area designation for the located at 931 Blairs Ferry Road NE. CIP/DID #OB136073

- a. Resolution authorizing an Urban Revitalization Area designation for the property located at 931 Blairs Ferry Road NE. CIP/DID # OB136073
- b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Water Rock Urban Revitalization Area designation at 931 Blairs Ferry Road NE. CIP/DID # OB136073

### **Background:**

A request has been submitted by Todd Culver of Water Rock for an Urban Revitalization Property Tax Exemption designation for the proposed Water Rock development located at 931 Blairs Ferry Road NE. The proposed project would include roughly 35,000 square feet of mixed-use, office space, and a stand-alone retail pad. The project qualifies for the Brownfield/Grayfield Program.

### **Project Details:**

- 35,000 square feet
- Project cost –\$11 million

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

- Infill redevelopment project
- Promotes mixed use development

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 \$7,700,000. This would generate an additional \$292,600 in property tax revenue annually. Over a ten-year period, this would be an additional \$1,638,560 collected in tax revenues and \$1,287,440 deferred as tax exempt.

**Action / Recommendation:**

City staff recommends holding the public hearing, approval of the resolution and possible approval of the First Reading.

**Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 5 minutes

**Budget Information (if applicable):**

Based on a projected increased taxable value of \$7,700,000 generated by the new construction, the estimated total over the ten-year period is an additional \$1,638,560 collected in tax revenues and \$1,287,440 deferred as tax exempt.

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

**Explanation:**

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

**Explanation (if necessary):**

RESOLUTION NO.

A RESOLUTION TO APPROVE THE  
WATER ROCK URBAN REVITALIZATION AREA PLAN

WHEREAS, the proposed Urban Revitalization Plan for the construction of a 35,000 square foot mixed-use development including office space and a stand-alone retail pad as provided under State Law; and

WHEREAS, on March 24, 2015 the City Council held the required Public Hearing in connection with the said proposed Project; and

WHEREAS, the City Council hereby finds that said proposed Project and Plan satisfy eligibility qualifications in accordance with criteria of Chapter 404 of the Code of Iowa;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa that said Plan for the Water Rock Urban Revitalization Area, as attached hereto as Exhibit A, and by reference herewith is made a part of this Resolution, is hereby approved and adopted.

Passed this 24<sup>th</sup> day of March, 2015.

# **Water Rock Urban Revitalization Plan**

Public Hearing: March 24, 2015

## Water Rock Urban Revitalization Plan

### 1.0 INTRODUCTION

The purpose of the formation of the Urban Revitalization Tax Exemption Area and Plan is to encourage the construction of a 35,000 square foot mixed-use development located at 931 Blairs Ferry Road NE. As allowed by the authority of the State of Code of Iowa, Chapter 404, the incentive for economic development through business expansion is provided by exempting a portion or all of property tax valuation added through qualified improvements for specified periods of time.

### 2.0 DESCRIPTION OF THE URBAN REVITALIZATION AREA

The area to be designated within the Urban Revitalization Tax Exemption Area (see Attachment 1 – Location Map) is approximately 3.7 acres in size and includes:

IRR SUR NE 3-83-7 N OF RR W 438.25' MEAS ON N LN LOT 5 & IRR SUR NWN OF RR (LESS CITY) E 169' MEAS ON N LN LOT 2 STR/LB

And

P.O.S. #1706 PARCEL A – EX RD

### 3.0 OWNERSHIP AND ASSESSED VALUATION

The Urban Revitalization Area, as specified in the legal description above, consists of one parcel which is currently developed and owned by the Water Rock, LLC. The 2014 total assessed valuation was \$1,328,421.

### 4.0 PROGRAM ACTIVITY

#### 4.1 Land Use and Zoning

The proposed construction of a mixed-use development is consistent with the current I-1, Light Industrial Zoning and Future Land Use Map in the City's Comprehensive Plan that designates the project area as Urban High Intensity.

#### 4.2 City Services

Adequate City services are available for connection at the project site for the proposed operation.

#### 4.3 Applicable Property

This Plan, and the tax exemption allowed herein, is applicable to the construction of a 35,000 mixed-use development including office space and a standalone retail pad. Additional development within the property described in Section 2.0 of this Plan may be eligible for the tax exemption allowed herein, based upon the review and approval of the City of Cedar Rapids City Council. A written request by the developer must be reviewed to ensure consistency with the City Council goals of creating/retaining high quality jobs, significant increase in property valuation, and community benefits such as infill, connectivity, and mixed use development.

## 5.0 DURATION OF THE URBAN REVITALIZATION PLAN

The Urban Revitalization Project shall remain so designated for a period of no less than one year from the date of this first approval by the City Council of the City of Cedar Rapids, Iowa. When, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted by the Urban Revitalization Act would cease to be of benefit to the City, the City Council may repeal the Ordinance establishing the Revitalization Area. In such an event, all existing tax exemptions shall continue until their expiration pursuant to the Urban Revitalization Act.

## 6.0 PROCEDURES FOR CHANGES IN THE APPROVED PLAN

Adjustments or modifications of this approved Plan, resulting from experience during project execution, are authorized in the administration of this project, provided that the intent of this approved Plan is not changed. Specifically, these changes may include:

- revisions to the Urban Revitalization Area boundary;
- eligible projects;
- tax exemption schedules;
- relocation payments, if other than that required under the Urban Revitalization Act, Chapter 404 of the Code of Iowa.

## 7.0 REVENUE BONDS

The City of Cedar Rapids, Iowa, may issue revenue bonds as provided under the Urban Revitalization Act for improvement projects within the Revitalization Area. Revenue bonds may be issued for all, or any part, of any interest in land, buildings, or improvements which are suitable for the use of a commercial enterprise or non-profit organization which the City Council finds is consistent with the approved Urban Revitalization Plan.

## 8.0 TAX EXEMPTION PROGRAM

### 8.1 Procedures

A property owner may submit a proposal for a revitalization improvement project to the City Council in order to receive prior approval for eligibility for tax exemption under this project. The City Council may, by Resolution, give its prior approval for an improvement project if the project is in conformance with the Revitalization Plan. This prior approval does not entitle the property owner to exemption from taxation until the improvements have been completed and found to be qualified real estate. If the proposal is not approved, the property owner may submit an amended proposal for City Council consideration.

An application must be filed for each new exemption claimed. In order to qualify for a tax exemption under this Plan, an Application for Revitalization Tax Exemption (the "Application") must be filed with the City Clerk between January 1 and February 1 in the year after the improvements requested for exemption have been completed. The Application is then reviewed by appropriate City departments and a determination made that the improvements located in and are in conformance with this Plan, and that the improvements made increased the actual assessed valuation of the property by at least the minimum percentage required under the Urban Revitalization Act, and the improvements were made during the time the area was designated as a Revitalization Area. If approved, the City Assessor shall continue to grant the tax exemption for the time period specified in the tax exemption schedule elected by the property owner.

## 8.2 Tax Exemption Schedules

### 8.2.1 Schedule 1 - Residential Exemption:

All qualified real estate assessed as residential property is eligible to receive an exemption from taxation based on the actual value added by the improvements, determined as follows: One hundred fifteen percent of the value added by the improvements. However, the amount of the actual value added by the improvements which shall be used to compute the exemption shall not exceed twenty thousand dollars and the granting of the exemption shall not result in the actual value of the qualified real estate being reduced below the actual value on which the homestead credit is computed under § 425.1.

### 8.2.2 Schedule 2 - Ten Year Declining Exemption:

All qualified real estate is eligible to receive a portion exemption from taxation on the actual value added by the improvements for a 10-year period. The amount of the partial exemption is equal to a percentage of the property taxes generated by the actual value added by those improvements as follows:

<u>Year</u>	<u>Percentage of Exemption</u>
1	80%
2	70%
3	60%
4	50%
5	40%
6	40%
7	30%
8	30%
9	20%
10	20%

### 8.2.3 Schedule 3 - Three Year Exemptions:

All qualified real estate is eligible to receive a one hundred percent (100%) exemption from taxation on the actual value added by qualified improvements for three years.

### 8.2.4 Schedule 4 - 10-Year Qualified Residential Exemption:

All qualified real estate assessed as residential property or assessed as commercial property, if the commercial property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years.

### 8.2.5 Election of Schedule:

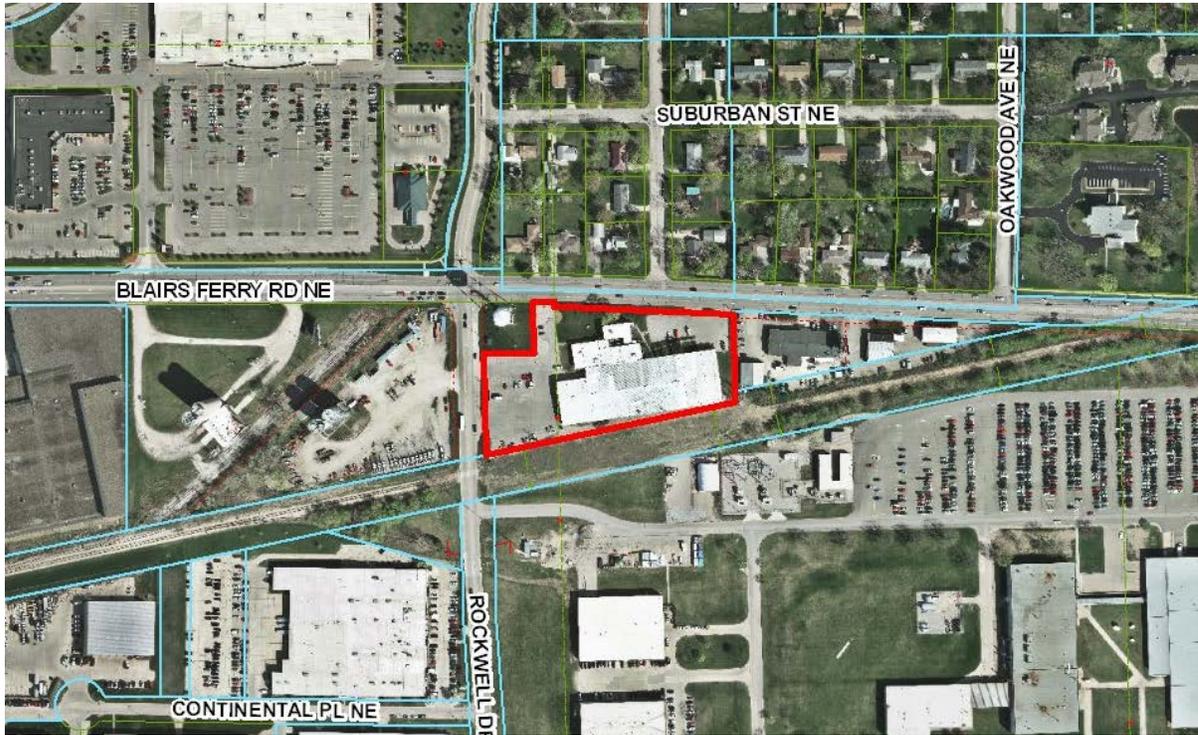
The property owner of qualified real estate eligible for an exemption shall elect to use one of the schedules identified above. Once the election of schedule has been made and the exemption granted, the property owner is not permitted to change the exemption schedule.

### 8.3 Definitions

- (a) "Qualified Business or Other Non-Residential Tenant" shall mean the legal occupant of a building or part thereof and conducting a business or non-residential operation which is located within the designated Revitalization Area and who has occupied the same premises continuously since one year prior to the adoption of this Plan.
- (b) "Qualified Real Estate" shall mean real property, other than land, which is located in this Revitalization Area and to which improvements have been added during the time of the area was so designated, which have increased the actual value by at least fifteen percent (15%) or at least ten percent (10%), in the case of land upon which is located more than one building (and not assessed as residential property) increased the actual value of the buildings to which the improvements have been made.  
  
"Qualified Real Estate" also means land upon which no structure existed at the start of new construction, which is located in this Revitalization Area and upon which new construction has been added during the time the area was designated as a Revitalization Area.
- (c) "Improvements" includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.

### 9.0 RELOCATION

The proposed construction activity is to occur on developed property; relocation is not anticipated.





# Water Rock Place

 **VANTAGE POINT LLC**  
ARCHITECTURAL SERVICES  
101 3RD AVENUE, S.W., SUITE 218  
CEDAR RAPIDS, IOWA 52404  
319.462.1736  
WWW.VP-ARCH.COM

CD  
CLK  
ASR  
RCR  
CO AUD  
CO TRS  
WATER ROCK  
OB136073

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17A OF THE MUNICIPAL CODE OF  
THE CITY OF CEDAR RAPIDS, IOWA, BY ADDING CERTAIN SUBSECTIONS  
THEREOF TO APPROVE THE WATER ROCK REVITALIZATION AREA

Section 1. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the deletion of 97 and the addition of a new Division 97 as follows:

“Division 97. Water Rock” March 24, 2015 Resolution No.

Section 2. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the addition of a new Division 98 as follows:

“Division 98. (Reserved)”

Section 3. Separability of Provisions. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of the Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

Section 4. That all ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. That the afore described Amended Subsection of Chapter 17A shall be included as part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**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     Public Hearing     Regular Agenda

A public hearing will be held to consider a request by request by SLE Investments, LC (formerly known as Progression, LC) for an Urban Revitalization Area designation for the renovation of the historic Welch Cook Beals Company building located at 323 3<sup>rd</sup> Street SE (Kirsty Sanchez).

- a. Resolution authorizing an Urban Revitalization Area designation for the renovation of the property located at 323 3<sup>rd</sup> Street SE. CIP/DID #OB1369855
- b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Cornerstone Place Urban Revitalization Area designation at 323 3<sup>rd</sup> Street SE. CIP/DID #OB1369855

### **Background:**

A request has been submitted by Steve Emerson of SLE Investments, LC for an Urban Revitalization Property Tax Exemption designation for the proposed renovation of the building located at 323 3<sup>rd</sup> Street SE to be used for multi-family housing. Specifically, the proposed project involves a mixed-use development which includes first floor commercial with 32 rental units on floors two through six. The project has secured \$3 million through the 6<sup>th</sup> round of the Multi-Family New Construction Program, as well as state and federal historic tax credits. The project qualifies for the Core District Reinvestment Program.

### **Project Details:**

- 64,782 square feet
- 32 rental units
  - 17 affordable
  - 15 market rate
- Project cost –\$13 Million

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

- Infill redevelopment project
- Restoration of a historic structure
- Downtown housing
- Leverages state and federal historic tax credits

The tax exemption would be a ten-year, 100% exemption. Based on the scope of the proposed

project, the increased assessed value for the facility is estimated at \$9.1 million. This would generate an additional \$345,800 in property tax revenue annually. Over a ten-year period, this would be \$3,458,000 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:** March 24, 2015

**Estimated Presentation Time:** 5 Minutes

**Budget Information (if applicable):**

Based on a projected increased taxable value of \$9.1 million generated by the tenant improvements, the estimated total over the ten-year period is \$3,458,000 deferred as tax exempt.

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

**Explanation:**

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

**Explanation (if necessary):**

RESOLUTION NO.

A RESOLUTION TO APPROVE THE CORNERSTONE  
PLACE URBAN REVITALIZATION AREA PLAN

WHEREAS, the proposed Urban Revitalization Plan for a mixed use project to include commercial space on the first floor and construction of 32 rental units on floors two through six as provided under State Law; and

WHEREAS, on March 24, 2015 the City Council held the required Public Hearing in connection with the said proposed Project; and

WHEREAS, the City Council hereby finds that said proposed Project and Plan satisfy eligibility qualifications in accordance with criteria of Chapter 404 of the Code of Iowa;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa that said Plan for the Cornerstone Place Urban Revitalization Area, as attached hereto as Exhibit A, and by reference herewith is made a part of this Resolution, is hereby approved and adopted.

Passed this 24<sup>th</sup> day of March, 2015.

# **Cornerstone Place Urban Revitalization Plan**

Public Hearing: March 24, 2015

## Cornerstone Place Urban Revitalization Plan

### 1.0 INTRODUCTION

The purpose of the formation of the Urban Revitalization Tax Exemption Area and Plan is to encourage the renovation of the historic Welch Cook Beals building at 323 3<sup>rd</sup> Street SE to be used as commercial and residential space. As allowed by the authority of the State of Code of Iowa, Chapter 404, the incentive for economic development through business expansion is provided by exempting a portion or all of property tax valuation added through qualified improvements for specified periods of time.

### 2.0 DESCRIPTION OF THE URBAN REVITALIZATION AREA

The area to be designated within the Urban Revitalization Tax Exemption Area (see Attachment 1 – Location Map) is approximately 0.24 acres in size and includes:

O T SE 110' Lot 6 & NE 30' STR/LB 7 13

### 3.0 OWNERSHIP AND ASSESSED VALUATION

The Urban Revitalization Area, as specified in the legal description above, consists of one parcel which is currently developed and owned by Juniper Land 323 LLC. The 2015 total assessed valuation was \$1,289,800.

### 4.0 PROGRAM ACTIVITY

#### 4.1 Land Use and Zoning

The proposed construction of a residential development is consistent with the current C-4, Central Business zoning and Future Land Use Map in the City's Comprehensive Plan that designates the project area as Downtown.

#### 4.2 City Services

Adequate City services are available for connection at the project site for the proposed operation.

#### 4.3 Applicable Property

This Plan, and the tax exemption allowed herein, is applicable to the renovation of the building located at 323 3<sup>rd</sup> Street S, to include commercial space and 32 rental units. Additional development within the property described in Section 2.0 of this Plan may be eligible for the tax exemption allowed herein, based upon the review and approval of the City of Cedar Rapids City Council. A written request by the developer must be reviewed to ensure consistency with the City Council goals of creating/retaining high quality jobs, significant increase in property valuation, and community benefits such as infill, connectivity, and mixed use development.

### 5.0 DURATION OF THE URBAN REVITALIZATION PLAN

The Urban Revitalization Project shall remain so designated for a period of no less than one year from the date of this first approval by the City Council of the City of Cedar Rapids, Iowa. When, in the opinion of the City Council, the desired level of revitalization has been attained or

economic conditions are such that the continuation of the exemption granted by the Urban Revitalization Act would cease to be of benefit to the City, the City Council may repeal the Ordinance establishing the Revitalization Area. In such an event, all existing tax exemptions shall continue until their expiration pursuant to the Urban Revitalization Act.

## 6.0 PROCEDURES FOR CHANGES IN THE APPROVED PLAN

Adjustments or modifications of this approved Plan, resulting from experience during project execution, are authorized in the administration of this project, provided that the intent of this approved Plan is not changed. Specifically, these changes may include:

- revisions to the Urban Revitalization Area boundary;
- eligible projects;
- tax exemption schedules;
- relocation payments, if other than that required under the Urban Revitalization Act, Chapter 404 of the Code of Iowa.

## 7.0 REVENUE BONDS

The City of Cedar Rapids, Iowa, may issue revenue bonds as provided under the Urban Revitalization Act for improvement projects within the Revitalization Area. Revenue bonds may be issued for all, or any part, of any interest in land, buildings, or improvements which are suitable for the use of a commercial enterprise or non-profit organization which the City Council finds is consistent with the approved Urban Revitalization Plan.

## 8.0 TAX EXEMPTION PROGRAM

### 8.1 Procedures

A property owner may submit a proposal for a revitalization improvement project to the City Council in order to receive prior approval for eligibility for tax exemption under this project. The City Council may, by Resolution, give its prior approval for an improvement project if the project is in conformance with the Revitalization Plan. This prior approval does not entitle the property owner to exemption from taxation until the improvements have been completed and found to be qualified real estate. If the proposal is not approved, the property owner may submit an amended proposal for City Council consideration.

An application must be filed for each new exemption claimed. In order to qualify for a tax exemption under this Plan, an Application for Revitalization Tax Exemption (the "Application") must be filed with the City Clerk between January 1 and February 1 in the year after the improvements requested for exemption have been completed. The Application is then reviewed by appropriate City departments and a determination made that the improvements located in and are in conformance with this Plan, and that the improvements made increased the actual assessed valuation of the property by at least the minimum percentage required under the Urban Revitalization Act, and the improvements were made during the time the area was designated as a Revitalization Area. If approved, the City Assessor shall continue to grant the tax exemption for the time period specified in the tax exemption schedule elected by the property owner.

### 8.2 Tax Exemption Schedules

#### 8.2.1 Schedule 1 - Residential Exemption:

All qualified real estate assessed as residential property is eligible to receive an exemption from taxation based on the actual value added by the improvements, determined as follows: One hundred fifteen percent of the value added by the improvements. However, the amount of the actual value added by the improvements which shall be used to compute the exemption shall not exceed twenty thousand dollars and the granting of the exemption shall not result in the actual value of the qualified real estate being reduced below the actual value on which the homestead credit is computed under § 425.1.

8.2.2 Schedule 2 - Ten Year Declining Exemption:

All qualified real estate is eligible to receive a portion exemption from taxation on the actual value added by the improvements for a 10-year period. The amount of the partial exemption is equal to a percentage of the property taxes generated by the actual value added by those improvements as follows:

<u>Year</u>	<u>Percentage of Exemption</u>
1	80%
2	70%
3	60%
4	50%
5	40%
6	40%
7	30%
8	30%
9	20%
10	20%

8.2.3 Schedule 3 - Three Year Exemptions:

All qualified real estate is eligible to receive a one hundred percent (100%) exemption from taxation on the actual value added by qualified improvements for three years.

8.2.4 Schedule 4 - 10-Year Qualified Residential Exemption:

All qualified real estate assessed as residential property or assessed as commercial property, if the commercial property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years.

8.2.5 Election of Schedule:

The property owner of qualified real estate eligible for an exemption shall elect to use one of the schedules identified above. Once the election of schedule has been made and the exemption granted, the property owner is not permitted to change the exemption schedule.

8.3 Definitions

- (a) "Qualified Business or Other Non-Residential Tenant" shall mean the legal occupant of a building or part thereof and conducting a

business or non-residential operation which is located within the designated Revitalization Area and who has occupied the same premises continuously since one year prior to the adoption of this Plan.

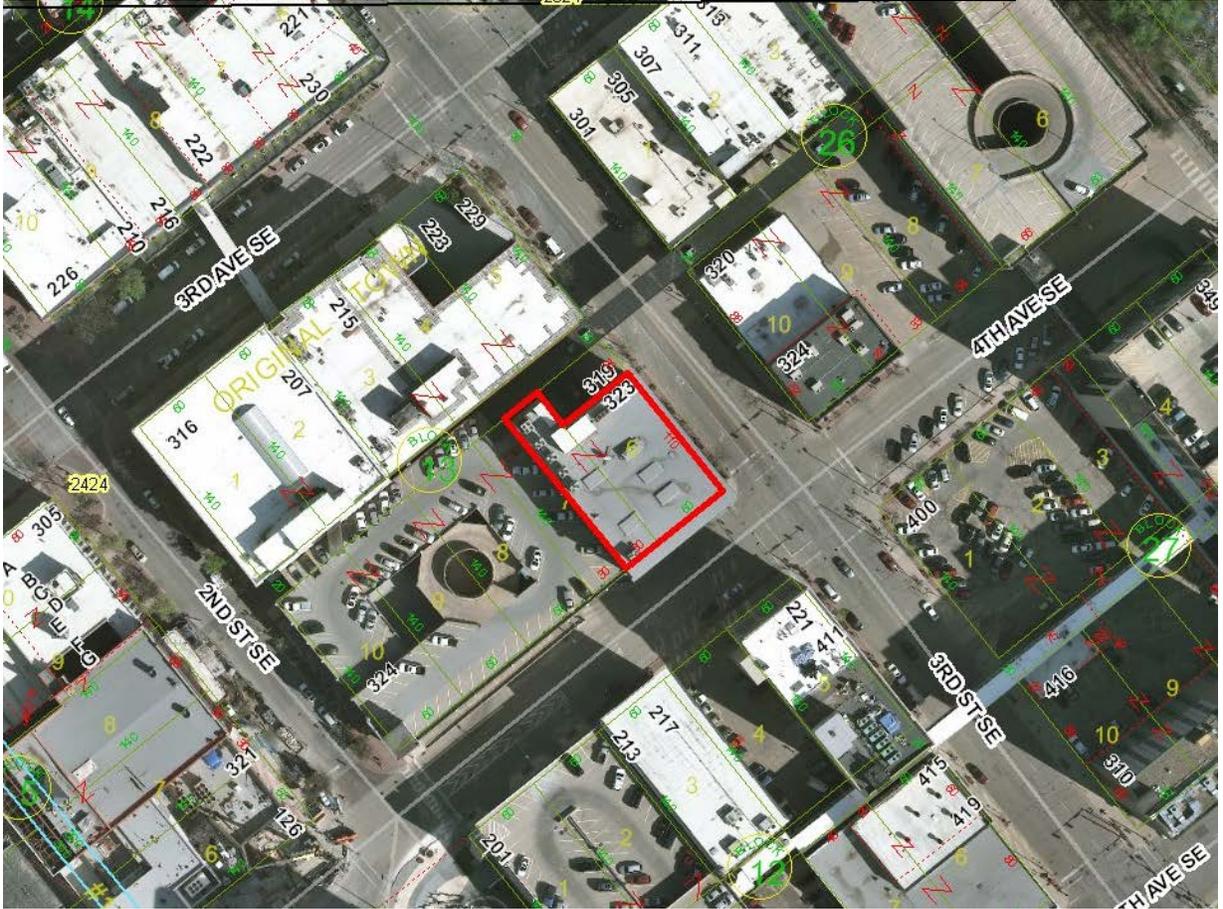
- (b) “Qualified Real Estate” shall mean real property, other than land, which is located in this Revitalization Area and to which improvements have been added during the time of the area was so designated, which have increased the actual value by at least fifteen percent (15%) or at least ten percent (10%), in the case of land upon which is located more than one building (and not assessed as residential property) increased the actual value of the buildings to which the improvements have been made.

“Qualified Real Estate” also means land upon which no structure existed at the start of new construction, which is located in this Revitalization Area and upon which new construction has been added during the time the area was designated as a Revitalization Area.

- (c) “Improvements” includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.

## 9.0 RELOCATION

The proposed construction activity is to occur on developed property; relocation is not anticipated.



CD  
CLK  
ASR  
RCR  
CO AUD  
CO TRS  
CORNERSTONE PLACE  
OB1369855

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17A OF THE MUNICIPAL CODE OF  
THE CITY OF CEDAR RAPIDS, IOWA, BY ADDING CERTAIN  
SUBSECTIONS THEREOF TO APPROVE THE CORNERSTONE  
PLACE REVITALIZATION AREA

Section 1. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the deletion of Division 98 and the addition of a new Division 98 as follows:

“Division 98. Cornerstone Place” March 24, 2015 Resolution No.

Section 2. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the addition of a new Division 99 as follows:

“Division 99. (Reserved)”

Section 3. Separability of Provisions. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of the Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

Section 4. That all ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. That the afore described Amended Subsection of Chapter 17A shall be included as part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**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  Public Hearing  Regular Agenda

A public hearing will be held to consider a request by request by Progression, LC for an Urban Revitalization Area designation for the construction of multi-family housing at 210 5<sup>th</sup> Street SW (Kirsty Sanchez).

- a. Resolution authorizing an Urban Revitalization Area designation for the property located 210 5<sup>th</sup> Street SW. CIP/DID #OB1369856
- b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Kingston Pointe Urban Revitalization Area designation 210 5<sup>th</sup> Street SW. CIP/DID #OB1369856

### **Background:**

A request has been submitted by Steve Emerson of Progression, LC for an Urban Revitalization Property Tax Exemption designation for the proposed construction of multi-family housing located at 210 5<sup>th</sup> Street SW. Specifically, the proposed project would include 18 rental units. The project has been awarded \$3 million in funding through the 6<sup>th</sup> round of the Multi-Family New Construction Program. The project qualifies for the Core District Reinvestment Program.

### **Project Details:**

- 18 rental units
  - 10 affordable
  - 8 market rate
- Total project cost –\$5.9 Million

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

- Infill redevelopment project
- Downtown housing

The tax exemption would be a ten-year, 100% exemption. Based on the scope of the proposed project, the increased assessed value for the facility is estimated at \$4.1 million. This would generate an additional \$156,940 in property tax revenue annually. Over a ten-year period, this would be \$1,569,400 deferred as tax exempt.

### **Action / Recommendation:**

City staff recommends holding the public hearing, approval of a resolution and possible First Reading.

**Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:**

N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 5 Minutes

**Budget Information (if applicable):**

Based on a projected increased taxable value of \$4.1 million generated by the tenant improvements, the estimated total over the ten-year period is \$1,569,400 deferred as tax exempt.

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

**Explanation:**

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

**Explanation (if necessary):**

RESOLUTION NO.

A RESOLUTION TO APPROVE THE KINGSTON POINTE  
URBAN REVITALIZATION AREA PLAN

WHEREAS, the proposed Urban Revitalization Plan for the construction of a multi-family housing project located at 210 5<sup>th</sup> Street SW as provided under State Law; and

WHEREAS, on March 24, 2015 the City Council held the required Public Hearing in connection with the said proposed Project; and

WHEREAS, the City Council hereby finds that said proposed Project and Plan satisfy eligibility qualifications in accordance with criteria of Chapter 404 of the Code of Iowa;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa that said Plan for the Kingston Pointe Urban Revitalization Area, as attached hereto as Exhibit A, and by reference herewith is made a part of this Resolution, is hereby approved and adopted.

Passed this 24<sup>th</sup> day of March, 2015.

# **Kingston Pointe Urban Revitalization Plan**

Public Hearing: March 24, 2015

## **Kingston Pointe Urban Revitalization Plan**

### 1.0 INTRODUCTION

The purpose of the formation of the Urban Revitalization Tax Exemption Area and Plan is to encourage the construction of an 18 unit residential development at 210 5<sup>th</sup> Street SW. As allowed by the authority of the State of Code of Iowa, Chapter 404, the incentive for economic development through business expansion is provided by exempting a portion or all of property tax valuation added through qualified improvements for specified periods of time.

### 2.0 DESCRIPTION OF THE URBAN REVITALIZATION AREA

The area to be designated within the Urban Revitalization Tax Exemption Area (see Attachment 1 – Location Map) is approximately 0.57 acres in size and includes:

Brown's 1<sup>st</sup> (Mill Co Resurvey) NW 70' Lot 1 & All Lots 2 & STR/LB 3 42 and Brown's 1<sup>st</sup> (Mill Co Resurvey) SE 70' STR/LB 1 42

### 3.0 OWNERSHIP AND ASSESSED VALUATION

The Urban Revitalization Area, as specified in the legal description above, consists of one parcel which is currently undeveloped and owned by Progression LC. The 2015 total assessed valuation was \$116,500.

### 4.0 PROGRAM ACTIVITY

#### 4.1 Land Use and Zoning

The proposed construction of a residential development is consistent with the current PUD-2, Planned Unit Development Two zoning and Future Land Use Map in the City's Comprehensive Plan that designates the project area as Urban High Intensity.

#### 4.2 City Services

Adequate City services are available for connection at the project site for the proposed operation.

#### 4.3 Applicable Property

This Plan, and the tax exemption allowed herein, is applicable to the construction of an 18 unit residential located at 210 5<sup>th</sup> Street SW. Additional development within the property described in Section 2.0 of this Plan may be eligible for the tax exemption allowed herein, based upon the review and approval of the City of Cedar Rapids City Council. A written request by the developer must be reviewed to ensure consistency with the City Council goals of creating/retaining high quality jobs, significant increase in property valuation, and community benefits such as infill, connectivity, and mixed use development.

### 5.0 DURATION OF THE URBAN REVITALIZATION PLAN

The Urban Revitalization Project shall remain so designated for a period of no less than one year from the date of this first approval by the City Council of the City of Cedar Rapids, Iowa. When, in the opinion of the City Council, the desired level of revitalization has been attained or

economic conditions are such that the continuation of the exemption granted by the Urban Revitalization Act would cease to be of benefit to the City, the City Council may repeal the Ordinance establishing the Revitalization Area. In such an event, all existing tax exemptions shall continue until their expiration pursuant to the Urban Revitalization Act.

## 6.0 PROCEDURES FOR CHANGES IN THE APPROVED PLAN

Adjustments or modifications of this approved Plan, resulting from experience during project execution, are authorized in the administration of this project, provided that the intent of this approved Plan is not changed. Specifically, these changes may include:

- revisions to the Urban Revitalization Area boundary;
- eligible projects;
- tax exemption schedules;
- relocation payments, if other than that required under the Urban Revitalization Act, Chapter 404 of the Code of Iowa.

## 7.0 REVENUE BONDS

The City of Cedar Rapids, Iowa, may issue revenue bonds as provided under the Urban Revitalization Act for improvement projects within the Revitalization Area. Revenue bonds may be issued for all, or any part, of any interest in land, buildings, or improvements which are suitable for the use of a commercial enterprise or non-profit organization which the City Council finds is consistent with the approved Urban Revitalization Plan.

## 8.0 TAX EXEMPTION PROGRAM

### 8.1 Procedures

A property owner may submit a proposal for a revitalization improvement project to the City Council in order to receive prior approval for eligibility for tax exemption under this project. The City Council may, by Resolution, give its prior approval for an improvement project if the project is in conformance with the Revitalization Plan. This prior approval does not entitle the property owner to exemption from taxation until the improvements have been completed and found to be qualified real estate. If the proposal is not approved, the property owner may submit an amended proposal for City Council consideration.

An application must be filed for each new exemption claimed. In order to qualify for a tax exemption under this Plan, an Application for Revitalization Tax Exemption (the "Application") must be filed with the City Clerk between January 1 and February 1 in the year after the improvements requested for exemption have been completed. The Application is then reviewed by appropriate City departments and a determination made that the improvements located in and are in conformance with this Plan, and that the improvements made increased the actual assessed valuation of the property by at least the minimum percentage required under the Urban Revitalization Act, and the improvements were made during the time the area was designated as a Revitalization Area. If approved, the City Assessor shall continue to grant the tax exemption for the time period specified in the tax exemption schedule elected by the property owner.

### 8.2 Tax Exemption Schedules

#### 8.2.1 Schedule 1 - Residential Exemption:

All qualified real estate assessed as residential property is eligible to receive an exemption from taxation based on the actual value added by the improvements, determined as follows: One hundred fifteen percent of the value added by the improvements. However, the amount of the actual value added by the improvements which shall be used to compute the exemption shall not exceed twenty thousand dollars and the granting of the exemption shall not result in the actual value of the qualified real estate being reduced below the actual value on which the homestead credit is computed under § 425.1.

8.2.2 Schedule 2 - Ten Year Declining Exemption:

All qualified real estate is eligible to receive a portion exemption from taxation on the actual value added by the improvements for a 10-year period. The amount of the partial exemption is equal to a percentage of the property taxes generated by the actual value added by those improvements as follows:

<u>Year</u>	<u>Percentage of Exemption</u>
1	80%
2	70%
3	60%
4	50%
5	40%
6	40%
7	30%
8	30%
9	20%
10	20%

8.2.3 Schedule 3 - Three Year Exemptions:

All qualified real estate is eligible to receive a one hundred percent (100%) exemption from taxation on the actual value added by qualified improvements for three years.

8.2.4 Schedule 4 - 10-Year Qualified Residential Exemption:

All qualified real estate assessed as residential property or assessed as commercial property, if the commercial property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years.

8.2.5 Election of Schedule:

The property owner of qualified real estate eligible for an exemption shall elect to use one of the schedules identified above. Once the election of schedule has been made and the exemption granted, the property owner is not permitted to change the exemption schedule.

8.3 Definitions

- (a) "Qualified Business or Other Non-Residential Tenant" shall mean the legal occupant of a building or part thereof and conducting a

business or non-residential operation which is located within the designated Revitalization Area and who has occupied the same premises continuously since one year prior to the adoption of this Plan.

- (b) “Qualified Real Estate” shall mean real property, other than land, which is located in this Revitalization Area and to which improvements have been added during the time of the area was so designated, which have increased the actual value by at least fifteen percent (15%) or at least ten percent (10%), in the case of land upon which is located more than one building (and not assessed as residential property) increased the actual value of the buildings to which the improvements have been made.

“Qualified Real Estate” also means land upon which no structure existed at the start of new construction, which is located in this Revitalization Area and upon which new construction has been added during the time the area was designated as a Revitalization Area.

- (c) “Improvements” includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.

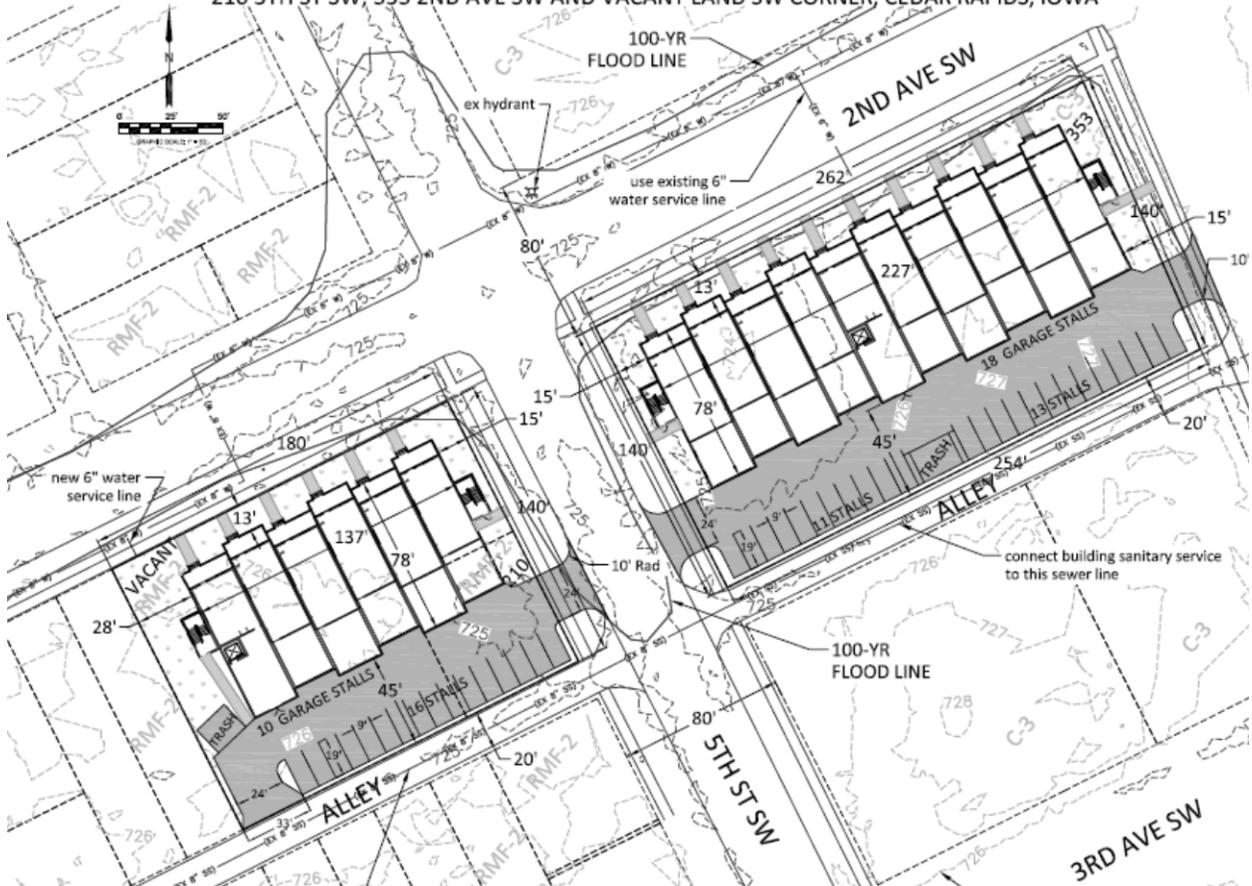
## 9.0 RELOCATION

The proposed construction activity is to occur on undeveloped property; relocation is not anticipated.



KINGSTON PLACE/ KINGSTON POINTE

210 5TH ST SW, 353 2ND AVE SW AND VACANT LAND SW CORNER, CEDAR RAPIDS, IOWA





FRONT ELEVATION



SIDE ELEVATION

CD  
CLK  
ASR  
RCR  
CO AUD  
CO TRS  
KINGSTON POINTE  
OB1369856

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17A OF THE MUNICIPAL CODE OF  
THE CITY OF CEDAR RAPIDS, IOWA, BY ADDING CERTAIN SUBSECTIONS  
THEREOF TO APPROVE THE CORNERSTONE  
PLACE REVITALIZATION AREA

Section 1. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the deletion of Division 99 and the addition of a new Division 99 as follows:

“Division 99. Kingston Pointe” March 24, 2015 Resolution No.

Section 2. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the addition of a new Division 100 as follows:

“Division 100. (Reserved)”

Section 3. Separability of Provisions. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of the Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

Section 4. That all ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. That the afore described Amended Subsection of Chapter 17A shall be included as part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**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     Public Hearing     Regular Agenda

A public hearing will be held to consider a request by Affordable Housing Network, Inc. for an Urban Revitalization Area designation for the conversion of Monroe School located at 3200 Pioneer Avenue SE (Kirsty Sanchez).

- a. Resolution authorizing an Urban Revitalization Area designation for the conversion of Monroe School located at 3200 Pioneer Avenue SE. CIP/DID #OB654103
- b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Monroe School Urban Revitalization Area designation at 3200 Pioneer Avenue SE. CIP/DID #OB654103

### **Background:**

A request has been submitted by Affordable Housing Network, Inc. for an Urban Revitalization Property Tax Exemption designation for the proposed conversion of Monroe School located at 3200 Pioneer Avenue SE to be used for multi-family housing. Specifically, the proposed project would include 18 rental units. The project qualifies for the Housing Economic Development Program.

### **Project Details:**

- 18 rental units
  - 16 low income rental units
  - 2 market rate units
- Project cost –\$3.5 Million

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

- Infill redevelopment project
- Restoration of a historic structure

The tax exemption would be a ten-year, 100% exemption. Based on the scope of the proposed project, the increased assessed value for the facility is estimated at \$2.4 million. This would generate an additional \$93,100 in property tax revenue annually. Over a ten-year period, this would be \$931,000 deferred as tax exempt.

**Action / Recommendation:**

City staff recommends holding the public hearing, approval of a resolution and possible First Reading.

**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):**

Based on a projected increased taxable value of \$2.4 million generated by the tenant improvements, the estimated total over the ten-year period is \$931,000 deferred as tax exempt.

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

**Explanation:**

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

**Explanation (if necessary):**

RESOLUTION NO.

A RESOLUTION TO APPROVE THE SANCTUARY AT ELLIS  
PARK URBAN REVITALIZATION AREA PLAN

WHEREAS, the proposed Urban Revitalization Plan for the conversion of Monroe School into 18 rental units as provided under State Law; and

WHEREAS, on March 24, 2015 the City Council held the required Public Hearing in connection with the said proposed Project; and

WHEREAS, the City Council hereby finds that said proposed Project and Plan satisfy eligibility qualifications in accordance with criteria of Chapter 404 of the Code of Iowa;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa that said Plan for the Monroe School Urban Revitalization Area, as attached hereto as Exhibit A, and by reference herewith is made a part of this Resolution, is hereby approved and adopted.

Passed this 24<sup>th</sup> day of March, 2015.

# **Monroe School Urban Revitalization Plan**

Public Hearing: March 24, 2015

## **Monroe School Urban Revitalization Plan**

### 1.0 INTRODUCTION

The purpose of the formation of the Urban Revitalization Tax Exemption Area and Plan is to encourage the conversion of Monroe School into an 18 unit rental development at 3200 Pioneer Avenue SE. As allowed by the authority of the State of Code of Iowa, Chapter 404, the incentive for economic development through business expansion is provided by exempting a portion or all of property tax valuation added through qualified improvements for specified periods of time.

### 2.0 DESCRIPTION OF THE URBAN REVITALIZATION AREA

The area to be designated within the Urban Revitalization Tax Exemption Area (see Attachment 1 – Location Map) is approximately 7.7 acres in size and includes:

Parcel A, Plat of Survey No. 30 as recorded in Book 3173, Page 504 of the records of the Linn County, Iowa Recorder on April 17, 1995, being a part of the SE ¼ NE ¼ Section 26-83-7, Cedar Rapids, Linn County, Iowa.

### 3.0 OWNERSHIP AND ASSESSED VALUATION

The Urban Revitalization Area, as specified in the legal description above, consists of one parcel which is currently developed and owned by the 3200 Pioneer, LLP. The 2015 total assessed valuation was \$0.

### 4.0 PROGRAM ACTIVITY

#### 4.1 Land Use and Zoning

The proposed construction of a residential development is consistent with the current PUD-2, Planned Unit Development Two zoning and Future Land Use Map in the City's Comprehensive Plan that designates the project area as Urban Low Intensity.

#### 4.2 City Services

Adequate City services are available for connection at the project site for the proposed operation.

#### 4.3 Applicable Property

This Plan, and the tax exemption allowed herein, is applicable to the conversion of Monroe School to an 18 unit rental development. Additional development within the property described in Section 2.0 of this Plan may be eligible for the tax exemption allowed herein, based upon the review and approval of the City of Cedar Rapids City Council. A written request by the developer must be reviewed to ensure consistency with the City Council goals of creating/retaining high quality jobs, significant increase in property valuation, and community benefits such as infill, connectivity, and mixed use development.

### 5.0 DURATION OF THE URBAN REVITALIZATION PLAN

The Urban Revitalization Project shall remain so designated for a period of no less than one

year from the date of this first approval by the City Council of the City of Cedar Rapids, Iowa. When, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted by the Urban Revitalization Act would cease to be of benefit to the City, the City Council may repeal the Ordinance establishing the Revitalization Area. In such an event, all existing tax exemptions shall continue until their expiration pursuant to the Urban Revitalization Act.

## 6.0 PROCEDURES FOR CHANGES IN THE APPROVED PLAN

Adjustments or modifications of this approved Plan, resulting from experience during project execution, are authorized in the administration of this project, provided that the intent of this approved Plan is not changed. Specifically, these changes may include:

- revisions to the Urban Revitalization Area boundary;
- eligible projects;
- tax exemption schedules;
- relocation payments, if other than that required under the Urban Revitalization Act, Chapter 404 of the Code of Iowa.

## 7.0 REVENUE BONDS

The City of Cedar Rapids, Iowa, may issue revenue bonds as provided under the Urban Revitalization Act for improvement projects within the Revitalization Area. Revenue bonds may be issued for all, or any part, of any interest in land, buildings, or improvements which are suitable for the use of a commercial enterprise or non-profit organization which the City Council finds is consistent with the approved Urban Revitalization Plan.

## 8.0 TAX EXEMPTION PROGRAM

### 8.1 Procedures

A property owner may submit a proposal for a revitalization improvement project to the City Council in order to receive prior approval for eligibility for tax exemption under this project. The City Council may, by Resolution, give its prior approval for an improvement project if the project is in conformance with the Revitalization Plan. This prior approval does not entitle the property owner to exemption from taxation until the improvements have been completed and found to be qualified real estate. If the proposal is not approved, the property owner may submit an amended proposal for City Council consideration.

An application must be filed for each new exemption claimed. In order to qualify for a tax exemption under this Plan, an Application for Revitalization Tax Exemption (the "Application") must be filed with the City Clerk between January 1 and February 1 in the year after the improvements requested for exemption have been completed. The Application is then reviewed by appropriate City departments and a determination made that the improvements located in and are in conformance with this Plan, and that the improvements made increased the actual assessed valuation of the property by at least the minimum percentage required under the Urban Revitalization Act, and the improvements were made during the time the area was designated as a Revitalization Area. If approved, the City Assessor shall continue to grant the tax exemption for the time period specified in the tax exemption schedule elected by the property owner.

## 8.2 Tax Exemption Schedules

### 8.2.1 Schedule 1 - Residential Exemption:

All qualified real estate assessed as residential property is eligible to receive an exemption from taxation based on the actual value added by the improvements, determined as follows: One hundred fifteen percent of the value added by the improvements. However, the amount of the actual value added by the improvements which shall be used to compute the exemption shall not exceed twenty thousand dollars and the granting of the exemption shall not result in the actual value of the qualified real estate being reduced below the actual value on which the homestead credit is computed under § 425.1.

### 8.2.2 Schedule 2 - Ten Year Declining Exemption:

All qualified real estate is eligible to receive a portion exemption from taxation on the actual value added by the improvements for a 10-year period. The amount of the partial exemption is equal to a percentage of the property taxes generated by the actual value added by those improvements as follows:

<u>Year</u>	<u>Percentage of Exemption</u>
1	80%
2	70%
3	60%
4	50%
5	40%
6	40%
7	30%
8	30%
9	20%
10	20%

### 8.2.3 Schedule 3 - Three Year Exemptions:

All qualified real estate is eligible to receive a one hundred percent (100%) exemption from taxation on the actual value added by qualified improvements for three years.

### 8.2.4 Schedule 4 - 10-Year Qualified Residential Exemption:

All qualified real estate assessed as residential property or assessed as commercial property, if the commercial property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years.

### 8.2.5 Election of Schedule:

The property owner of qualified real estate eligible for an exemption shall elect to use one of the schedules identified above. Once the election of schedule has been made and the exemption granted, the property owner is not permitted to change the exemption schedule.

### 8.3 Definitions

(a) “Qualified Business or Other Non-Residential Tenant” shall mean the legal occupant of a building or part thereof and conducting a business or non-residential operation which is located within the designated Revitalization Area and who has occupied the same premises continuously since one year prior to the adoption of this Plan.

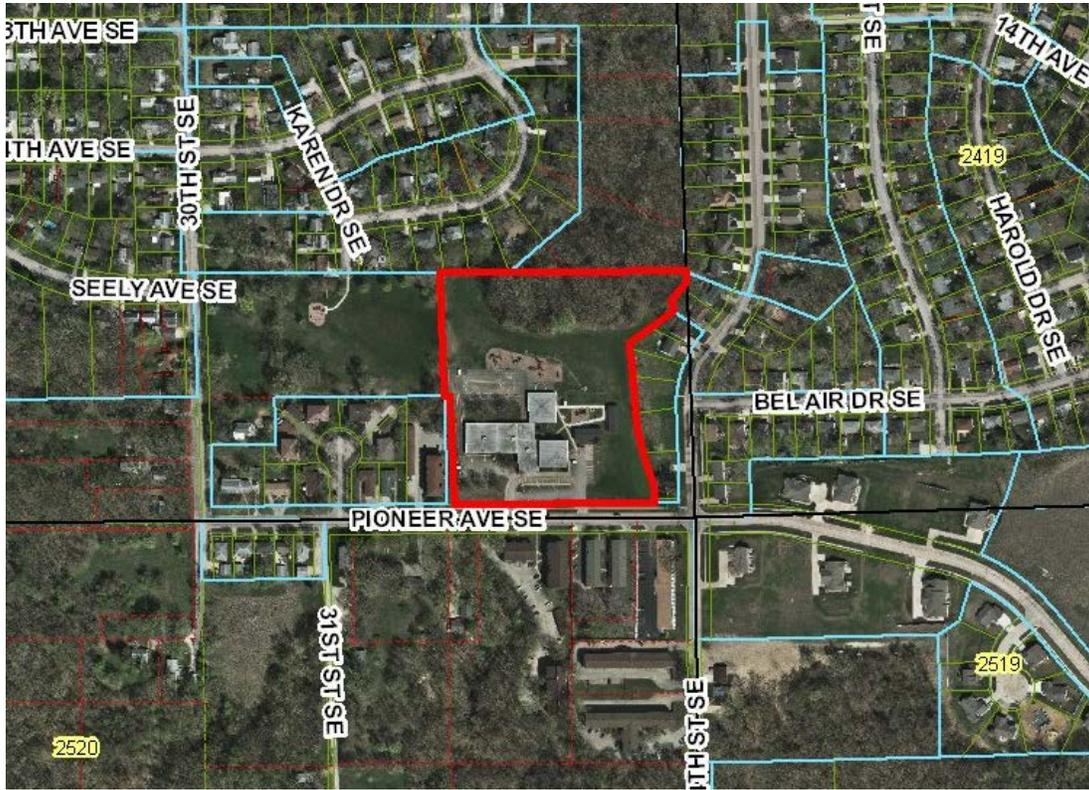
(b) “Qualified Real Estate” shall mean real property, other than land, which is located in this Revitalization Area and to which improvements have been added during the time of the area was so designated, which have increased the actual value by at least fifteen percent (15%) or at least ten percent (10%), in the case of land upon which is located more than one building (and not assessed as residential property) increased the actual value of the buildings to which the improvements have been made.

“Qualified Real Estate” also means land upon which no structure existed at the start of new construction, which is located in this Revitalization Area and upon which new construction has been added during the time the area was designated as a Revitalization Area.

(c) “Improvements” includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.

### 9.0 RELOCATION

The proposed construction activity is to occur on developed property; relocation is not anticipated.





ASK  
STUDIO

CD  
CLK  
ASR  
RCR  
CO AUD  
CO TRS  
MONROE SCHOOL  
OB654103

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17A OF THE MUNICIPAL CODE OF THE CITY OF CEDAR RAPIDS, IOWA, BY ADDING CERTAIN SUBSECTIONS THEREOF TO APPROVE THE MONROE SCHOOL REVITALIZATION AREA

Section 1. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the deletion of Division 95 and the addition of a new Division 95 as follows:

“Division 95. Monroe School” March 24, 2015 Resolution No.

Section 2. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the addition of a new Division 96 as follows:

“Division 96. (Reserved)”

Section 3. Separability of Provisions. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of the Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

Section 4. That all ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. That the afore described Amended Subsection of Chapter 17A shall be included as part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**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  Public Hearing  Regular Agenda

A public hearing will be held to consider a request by Oakhill Villages, LLC for an Urban Revitalization Area designation for the construction of four housing units at 1023 and 1027 6<sup>th</sup> Street SE (Kirsty Sanchez).

- a. Resolution authorizing an Urban Revitalization Area designation for the construction of four housing units at 1023 and 1027 6<sup>th</sup> Street SE. CIP/DID #OB540257
- b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Oakhill Villages Urban Revitalization Area designation at 1023 and 1027 6<sup>th</sup> Street SE. CIP/DID #OB540257

### **Background:**

On February 10, 2015, City Council adopted Resolution 0196-02-15 which provided support for the project. The Resolution was amended on February 24, 2015 to reflect Oakhill Villages, LLC as the Developer.

A request had been submitted by Oakhill Villages, LLC for an Urban Revitalization Property Tax Exemption designation for the proposed construction of multi-family housing located at 1023 and 1027 6<sup>th</sup> Street SE. Specifically, the proposed project would include 4 rental units. The project qualifies for the Core District Reinvestment Program.

### **Project Details:**

- 4 units
- Project cost –\$558,000

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

- Infill development project
- Leverages ROOTS and Workforce Housing Tax Credits

The tax exemption would be a ten-year, 100% exemption. Based on the scope of the proposed project, the increased assessed value for the facility is estimated at \$390,600. This would generate an additional \$14,843 in property tax revenue annually. Over a ten-year period, this would be \$148,428 deferred as tax exempt.

**Action / Recommendation:**

City staff recommends hold the public hearing, approval of a resolution and possible First Reading.  
City Council may table and request additional information.

**Time Sensitivity:**

N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 5 Minutes

**Budget Information (if applicable):**

Based on a projected increased taxable value of \$390,600 generated by the tenant improvements, the estimated total over the ten-year period is \$148,428 deferred as tax exempt.

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

**Explanation:**

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

**Explanation (if necessary):**

RESOLUTION NO.

A RESOLUTION TO APPROVE THE OAKHILL VILLAGES  
LLC URBAN REVITALIZATION AREA PLAN

WHEREAS, the proposed Urban Revitalization Plan for the construction of four multi-family housing units located at 1023 and 1027 6<sup>th</sup> Street SE as provided under State Law; and

WHEREAS, on March 24, 2015 the City Council held the required public hearing in connection with the said proposed Project; and

WHEREAS, the City Council hereby finds that said proposed Project and Plan satisfy eligibility qualifications in accordance with criteria of Chapter 404 of the Code of Iowa;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa that said Plan for the Oakhill Villages Urban Revitalization Area, as attached hereto as Exhibit A, and by reference herewith is made a part of this Resolution, is hereby approved and adopted.

Passed this 24<sup>th</sup> day of March, 2015.

# **Oakhill Villages LLC Urban Revitalization Plan**

Public Hearing: March 24, 2015

## Oak Hill Villages Urban Revitalization Plan

### 1.0 INTRODUCTION

The purpose of the formation of the Urban Revitalization Tax Exemption Area and Plan is to encourage the construction of a 4 unit multi-family residential development at 1023 and 1027 6<sup>th</sup> Street SE. As allowed by the authority of the State of Code of Iowa, Chapter 404, the incentive for economic development through business expansion is provided by exempting a portion or all of property tax valuation added through qualified improvements for specified periods of time.

### 2.0 DESCRIPTION OF THE URBAN REVITALIZATION AREA

The area to be designated within the Urban Revitalization Tax Exemption Area (see Attachment 1 – Location Map) is approximately 0.25 acres in size and includes:

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

### 3.0 OWNERSHIP AND ASSESSED VALUATION

The Urban Revitalization Area, as specified in the legal description above, consists of two parcels which are currently undeveloped and owned by the Sky's Edge Development, LLC. The 2014 total assessed valuation was \$22,800.

### 4.0 PROGRAM ACTIVITY

#### 4.1 Land Use and Zoning

The proposed construction of a residential development is consistent with the current C-3, Regional Commercial zoning and Future Land Use Map in the City's Comprehensive Plan that designates the project area as Urban High Intensity.

#### 4.2 City Services

Adequate City services are available for connection at the project site for the proposed operation.

#### 4.3 Applicable Property

This Plan, and the tax exemption allowed herein, is applicable to the construction of 4 multi-family units. Additional development within the property described in Section 2.0 of this Plan may be eligible for the tax exemption allowed herein, based upon the review and approval of the City of Cedar Rapids City Council. A written request by the developer must be reviewed to ensure consistency with the City Council goals of creating/retaining high quality jobs, significant increase in property valuation, and community benefits such as infill, connectivity, and mixed use development.

## 5.0 DURATION OF THE URBAN REVITALIZATION PLAN

The Urban Revitalization Project shall remain so designated for a period of no less than one year from the date of this first approval by the City Council of the City of Cedar Rapids, Iowa. When, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted by the Urban Revitalization Act would cease to be of benefit to the City, the City Council may repeal the Ordinance establishing the Revitalization Area. In such an event, all existing tax exemptions shall continue until their expiration pursuant to the Urban Revitalization Act.

## 6.0 PROCEDURES FOR CHANGES IN THE APPROVED PLAN

Adjustments or modifications of this approved Plan, resulting from experience during project execution, are authorized in the administration of this project, provided that the intent of this approved Plan is not changed. Specifically, these changes may include:

- revisions to the Urban Revitalization Area boundary;
- eligible projects;
- tax exemption schedules;
- relocation payments, if other than that required under the Urban Revitalization Act, Chapter 404 of the Code of Iowa.

## 7.0 REVENUE BONDS

The City of Cedar Rapids, Iowa, may issue revenue bonds as provided under the Urban Revitalization Act for improvement projects within the Revitalization Area. Revenue bonds may be issued for all, or any part, of any interest in land, buildings, or improvements which are suitable for the use of a commercial enterprise or non-profit organization which the City Council finds is consistent with the approved Urban Revitalization Plan.

## 8.0 TAX EXEMPTION PROGRAM

### 8.1 Procedures

A property owner may submit a proposal for a revitalization improvement project to the City Council in order to receive prior approval for eligibility for tax exemption under this project. The City Council may, by Resolution, give its prior approval for an improvement project if the project is in conformance with the Revitalization Plan. This prior approval does not entitle the property owner to exemption from taxation until the improvements have been completed and found to be qualified real estate. If the proposal is not approved, the property owner may submit an amended proposal for City Council consideration.

An application must be filed for each new exemption claimed. In order to qualify for a tax exemption under this Plan, an Application for Revitalization Tax Exemption (the "Application") must be filed with the City Clerk between January 1 and February 1 in the year after the improvements requested for exemption have been completed. The Application is then reviewed by appropriate City departments and a determination made that the improvements located in and are in conformance with this Plan, and that the improvements made increased the actual assessed valuation of the property by at least the minimum percentage required under the Urban Revitalization Act, and the improvements were made during the time the area was designated as a Revitalization Area. If approved, the City Assessor shall continue to grant the tax exemption for the time period specified in the tax exemption schedule elected by the property owner.

## 8.2 Tax Exemption Schedules

### 8.2.1 Schedule 1 - Residential Exemption:

All qualified real estate assessed as residential property is eligible to receive an exemption from taxation based on the actual value added by the improvements, determined as follows: One hundred fifteen percent of the value added by the improvements. However, the amount of the actual value added by the improvements which shall be used to compute the exemption shall not exceed twenty thousand dollars and the granting of the exemption shall not result in the actual value of the qualified real estate being reduced below the actual value on which the homestead credit is computed under § 425.1.

### 8.2.2 Schedule 2 - Ten Year Declining Exemption:

All qualified real estate is eligible to receive a portion exemption from taxation on the actual value added by the improvements for a 10-year period. The amount of the partial exemption is equal to a percentage of the property taxes generated by the actual value added by those improvements as follows:

<u>Year</u>	<u>Percentage of Exemption</u>
1	80%
2	70%
3	60%
4	50%
5	40%
6	40%
7	30%
8	30%
9	20%
10	20%

### 8.2.3 Schedule 3 - Three Year Exemptions:

All qualified real estate is eligible to receive a one hundred percent (100%) exemption from taxation on the actual value added by qualified improvements for three years.

### 8.2.4 Schedule 4 - 10-Year Qualified Residential Exemption:

All qualified real estate assessed as residential property or assessed as commercial property, if the commercial property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years.

### 8.2.5 Election of Schedule:

The property owner of qualified real estate eligible for an exemption shall elect to use one of the schedules identified above. Once the election of schedule has been made and the exemption granted, the property owner is not permitted to change the exemption schedule.

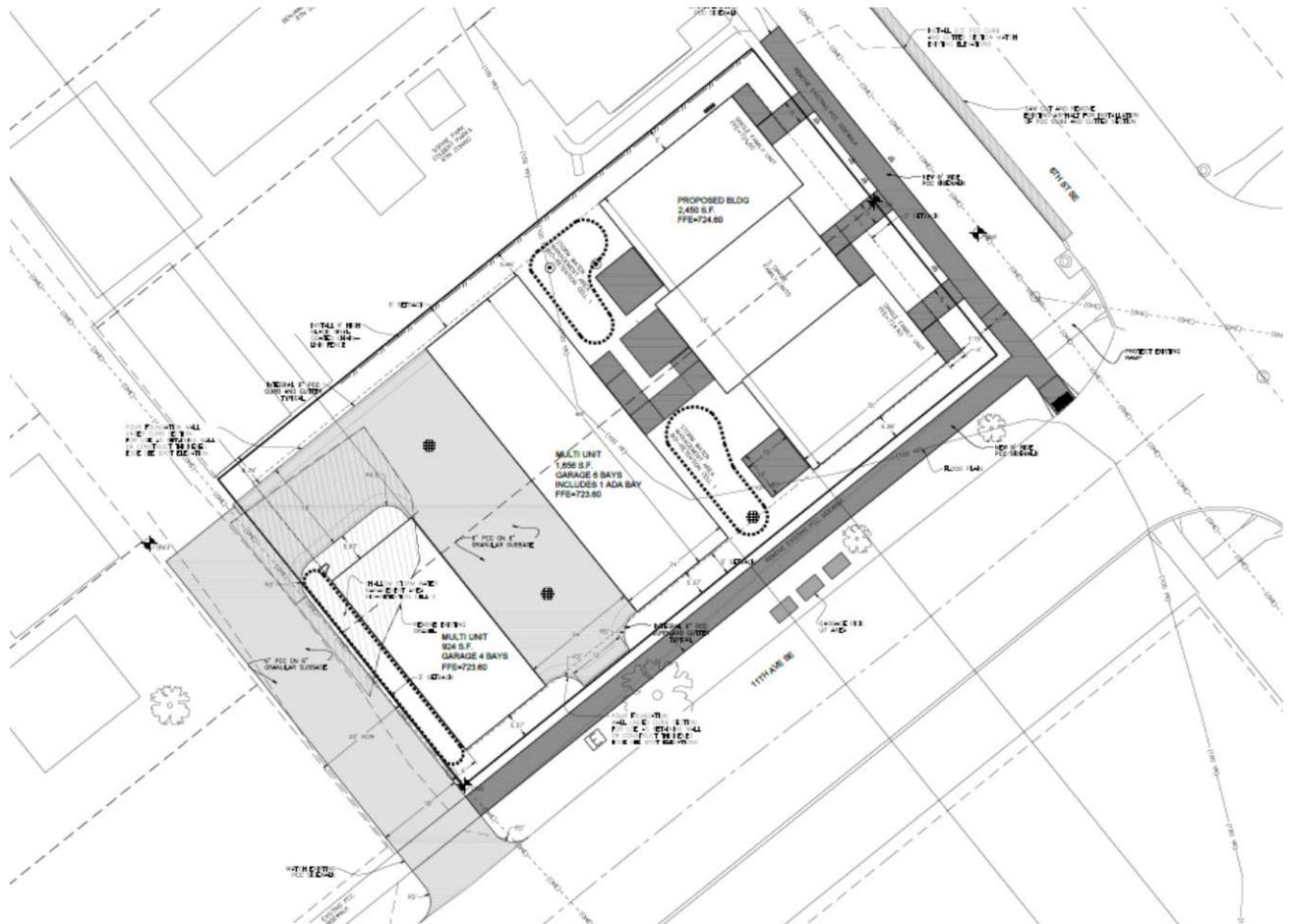
### 8.3 Definitions

- (a) “Qualified Business or Other Non-Residential Tenant” shall mean the legal occupant of a building or part thereof and conducting a business or non-residential operation which is located within the designated Revitalization Area and who has occupied the same premises continuously since one year prior to the adoption of this Plan.
- (b) “Qualified Real Estate” shall mean real property, other than land, which is located in this Revitalization Area and to which improvements have been added during the time of the area was so designated, which have increased the actual value by at least fifteen percent (15%) or at least ten percent (10%), in the case of land upon which is located more than one building (and not assessed as residential property) increased the actual value of the buildings to which the improvements have been made.  
  
“Qualified Real Estate” also means land upon which no structure existed at the start of new construction, which is located in this Revitalization Area and upon which new construction has been added during the time the area was designated as a Revitalization Area.
- (c) “Improvements” includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.

### 9.0 RELOCATION

The proposed construction activity is to occur on undeveloped property; relocation is not anticipated.

# MAP 1





FRONT ELEVATION

SKY'S EDGE  
3 - PLEX

CD  
CLK  
ASR  
RCR  
CO AUD  
CO TRS  
OAKHILL VILLAGES  
OB540257

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17A OF THE MUNICIPAL CODE OF  
THE CITY OF CEDAR RAPIDS, IOWA, BY ADDING CERTAIN SUBSECTIONS  
THEREOF TO APPROVE THE OAKHILL VILLAGES LLC REVITALIZATION  
AREA

Section 1. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the deletion of Division 93 and the addition of a new Division 93 as follows:

“Division 93. Oakhill Villages” March 24, 2015 Resolution No.

Section 2. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the addition of a new Division 94 as follows:

“Division 94. (Reserved)”

Section 3. Separability of Provisions. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of the Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

Section 4. That all ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. That the afore described Amended Subsection of Chapter 17A shall be included as part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**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  Public Hearing  Regular Agenda

A public hearing will be held to consider a request by Sedona Villages, LLC for an Urban Revitalization Area designation for the construction of seven single-family homes fronting C Street SW and 13th Avenue SW (Kirsty Sanchez).

- a. Resolution authorizing an Urban Revitalization Area designation for the construction of seven single-family homes fronting C Street SW and 13th Avenue SW. CIP/DID #OB540257
- b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Sedona Villages Urban Revitalization Area designation at C Street SW and 13th Avenue SW. CIP/DID #OB540257

### **Background:**

On February 10, 2015, City Council adopted Resolution 0196-02-15 which provided support for the project. The Resolution was amended on February 24, 2015 to reflect Sedona Villages, LLC as the Developer.

A request had been submitted by Sky's Edge Development, LLC for an Urban Revitalization Property Tax Exemption designation for the proposed construction of 7 single-family homes fronting C Street SW and 13<sup>th</sup> Avenue SW. The project qualifies for the Local Match Program.

### **Project Details:**

- 7 units
- Project cost –\$976,500

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

- Infill development project
- Leverages ROOTs funding

The tax exemption would be a ten-year, 100% exemption. Based on the scope of the proposed project, the increased assessed value for the facility is estimated at \$683,550. This would generate an additional \$25,975 in property tax revenue annually. Over a ten-year period, this would be \$259,749 deferred as tax exempt.

**Action / Recommendation:**

City staff recommends holding the public hearing, approval of a resolution and possible First Reading.

**Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:**

N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 5 Minutes

**Budget Information (if applicable):**

Based on a projected increased taxable value of \$683,550 generated by the tenant improvements, the estimated total over the ten-year period is \$259,749 deferred as tax exempt.

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

**Explanation:**

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

**Explanation (if necessary):**

RESOLUTION NO.

A RESOLUTION TO APPROVE THE SEDONA VILLAGES  
URBAN REVITALIZATION AREA PLAN

WHEREAS, the proposed Urban Revitalization Plan for the construction of seven single-family housing units fronting C Street SW and 13<sup>th</sup> Avenue SW as provided under State Law; and

WHEREAS, on March 24, 2015 the City Council held the required Public Hearing in connection with the said proposed Project; and

WHEREAS, the City Council hereby finds that said proposed Project and Plan satisfy eligibility qualifications in accordance with criteria of Chapter 404 of the Code of Iowa;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa that said Plan for the Sedona Villages Urban Revitalization Area, as attached hereto as Exhibit A, and by reference herewith is made a part of this Resolution, is hereby approved and adopted.

Passed this 24<sup>th</sup> day of March, 2015.

# **Sedona Villages Urban Revitalization Plan**

Public Hearing: March 24, 2015

## Sedona Villages Urban Revitalization Plan

### 1.0 INTRODUCTION

The purpose of the formation of the Urban Revitalization Tax Exemption Area and Plan is to encourage the construction of a 7 single-family residential homes fronting C Street SW and 13<sup>th</sup> Avenue SW. As allowed by the authority of the State of Code of Iowa, Chapter 404, the incentive for economic development through business expansion is provided by exempting a portion or all of property tax valuation added through qualified improvements for specified periods of time.

### 2.0 DESCRIPTION OF THE URBAN REVITALIZATION AREA

The area to be designated within the Urban Revitalization Tax Exemption Area (see Attachment 1 – Location Map) is approximately 0.58 acres in size and includes:

Lots 1, 2, and 3, Block 3, John M. Mays second addition to West Cedar Rapids to-wit; West Cedar Rapids by the act of the Fifth General Assembly of the State of Iowa, approved January 25, 1855, except Public Highway.

And

Lots 8 and 9, Block 3, John M. Mays second addition to West Cedar Rapids to-wit; West Cedar Rapids by the act of the Fifth General Assembly of the State of Iowa, approved January 25, 1855, except Public Highway.

### 3.0 OWNERSHIP AND ASSESSED VALUATION

The Urban Revitalization Area, as specified in the legal description above, consists of two parcels which are currently developed and owned by the City of Cedar Rapids. The 2014 total assessed valuation was \$0.

### 4.0 PROGRAM ACTIVITY

#### 4.1 Land Use and Zoning

The proposed construction of a residential development is consistent with the current PUD-2, Planned Unit Development 2 and O-S, Office/Service zoning and Future Land Use Map in the City's Comprehensive Plan that designates the project area as Urban Medium Intensity.

#### 4.2 City Services

Adequate City services are available for connection at the project site for the proposed operation.

#### 4.3 Applicable Property

This Plan, and the tax exemption allowed herein, is applicable to the construction of 7 single-family homes. Additional development within the property described in Section 2.0 of this Plan may be eligible for the tax exemption allowed herein, based upon the review and approval of the City of Cedar Rapids City Council. A written request by the developer must be reviewed to ensure consistency with the City Council goals of

creating/retaining high quality jobs, significant increase in property valuation, and community benefits such as infill, connectivity, and mixed use development.

## 5.0 DURATION OF THE URBAN REVITALIZATION PLAN

The Urban Revitalization Project shall remain so designated for a period of no less than one year from the date of this first approval by the City Council of the City of Cedar Rapids, Iowa. When, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted by the Urban Revitalization Act would cease to be of benefit to the City, the City Council may repeal the Ordinance establishing the Revitalization Area. In such an event, all existing tax exemptions shall continue until their expiration pursuant to the Urban Revitalization Act.

## 6.0 PROCEDURES FOR CHANGES IN THE APPROVED PLAN

Adjustments or modifications of this approved Plan, resulting from experience during project execution, are authorized in the administration of this project, provided that the intent of this approved Plan is not changed. Specifically, these changes may include:

- revisions to the Urban Revitalization Area boundary;
- eligible projects;
- tax exemption schedules;
- relocation payments, if other than that required under the Urban Revitalization Act, Chapter 404 of the Code of Iowa.

## 7.0 REVENUE BONDS

The City of Cedar Rapids, Iowa, may issue revenue bonds as provided under the Urban Revitalization Act for improvement projects within the Revitalization Area. Revenue bonds may be issued for all, or any part, of any interest in land, buildings, or improvements which are suitable for the use of a commercial enterprise or non-profit organization which the City Council finds is consistent with the approved Urban Revitalization Plan.

## 8.0 TAX EXEMPTION PROGRAM

### 8.1 Procedures

A property owner may submit a proposal for a revitalization improvement project to the City Council in order to receive prior approval for eligibility for tax exemption under this project. The City Council may, by Resolution, give its prior approval for an improvement project if the project is in conformance with the Revitalization Plan. This prior approval does not entitle the property owner to exemption from taxation until the improvements have been completed and found to be qualified real estate. If the proposal is not approved, the property owner may submit an amended proposal for City Council consideration.

An application must be filed for each new exemption claimed. In order to qualify for a tax exemption under this Plan, an Application for Revitalization Tax Exemption (the "Application") must be filed with the City Clerk between January 1 and February 1 in the year after the improvements requested for exemption have been completed. The Application is then reviewed by appropriate City departments and a determination made that the improvements located in and are in conformance with this Plan, and that the improvements made increased the actual assessed valuation of the property by at least the minimum percentage required under the Urban Revitalization Act, and the

improvements were made during the time the area was designated as a Revitalization Area. If approved, the City Assessor shall continue to grant the tax exemption for the time period specified in the tax exemption schedule elected by the property owner.

## 8.2 Tax Exemption Schedules

### 8.2.1 Schedule 1 - Residential Exemption:

All qualified real estate assessed as residential property is eligible to receive an exemption from taxation based on the actual value added by the improvements, determined as follows: One hundred fifteen percent of the value added by the improvements. However, the amount of the actual value added by the improvements which shall be used to compute the exemption shall not exceed twenty thousand dollars and the granting of the exemption shall not result in the actual value of the qualified real estate being reduced below the actual value on which the homestead credit is computed under § 425.1.

### 8.2.2 Schedule 2 - Ten Year Declining Exemption:

All qualified real estate is eligible to receive a portion exemption from taxation on the actual value added by the improvements for a 10-year period. The amount of the partial exemption is equal to a percentage of the property taxes generated by the actual value added by those improvements as follows:

<u>Year</u>	<u>Percentage of Exemption</u>
1	80%
2	70%
3	60%
4	50%
5	40%
6	40%
7	30%
8	30%
9	20%
10	20%

### 8.2.3 Schedule 3 - Three Year Exemptions:

All qualified real estate is eligible to receive a one hundred percent (100%) exemption from taxation on the actual value added by qualified improvements for three years.

### 8.2.4 Schedule 4 - 10-Year Qualified Residential Exemption:

All qualified real estate assessed as residential property or assessed as commercial property, if the commercial property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years.

### 8.2.5 Election of Schedule:

The property owner of qualified real estate eligible for an exemption shall

elect to use one of the schedules identified above. Once the election of schedule has been made and the exemption granted, the property owner is not permitted to change the exemption schedule.

### 8.3 Definitions

(a) "Qualified Business or Other Non-Residential Tenant" shall mean the legal occupant of a building or part thereof and conducting a business or non-residential operation which is located within the designated Revitalization Area and who has occupied the same premises continuously since one year prior to the adoption of this Plan.

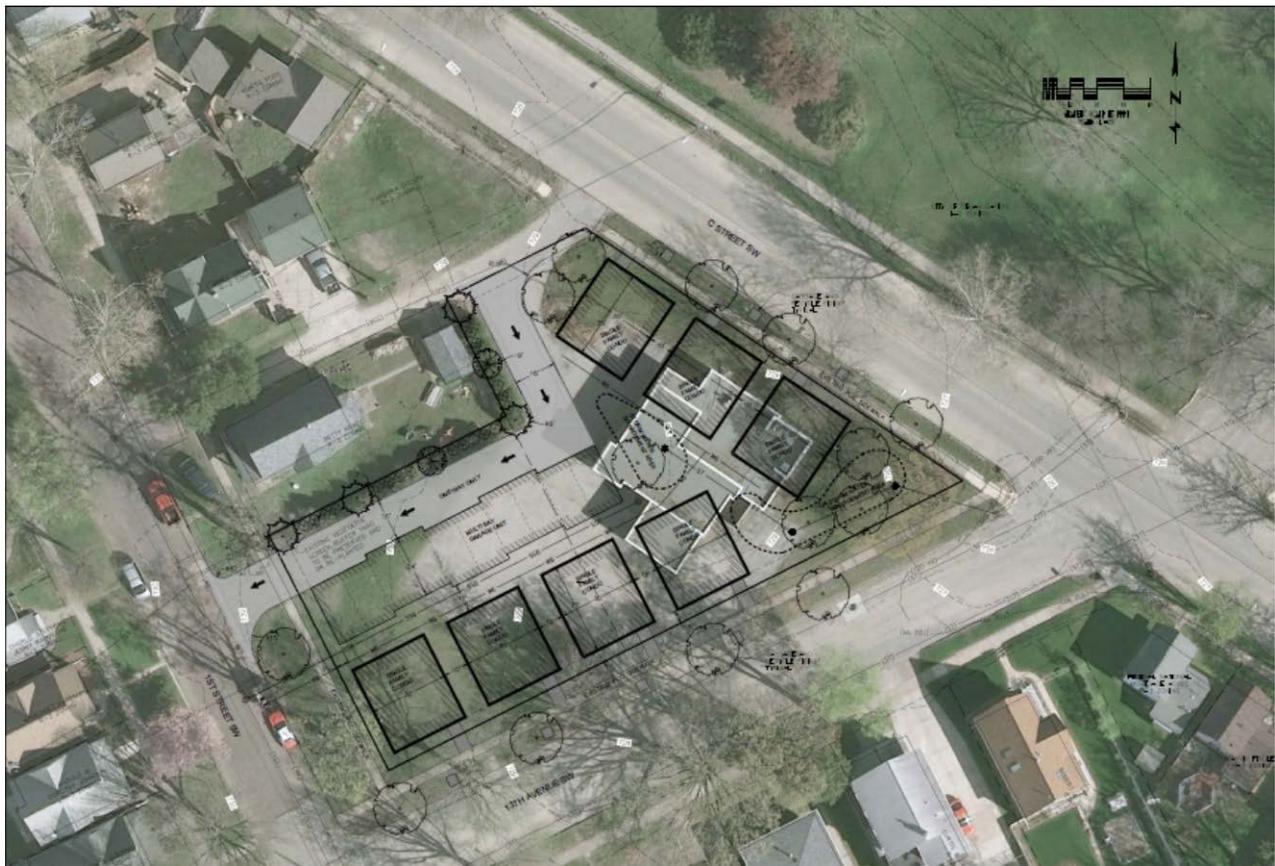
(b) "Qualified Real Estate" shall mean real property, other than land, which is located in this Revitalization Area and to which improvements have been added during the time of the area was so designated, which have increased the actual value by at least fifteen percent (15%) or at least ten percent (10%), in the case of land upon which is located more than one building (and not assessed as residential property) increased the actual value of the buildings to which the improvements have been made.

"Qualified Real Estate" also means land upon which no structure existed at the start of new construction, which is located in this Revitalization Area and upon which new construction has been added during the time the area was designated as a Revitalization Area.

(c) "Improvements" includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.

### 9.0 RELOCATION

The proposed construction activity is to occur on developed property; relocation is not anticipated.







CD  
CLK  
ASR  
RCR  
CO AUD  
CO TRS  
SEDONA VILLAGES  
OB540257

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17A OF THE MUNICIPAL CODE OF THE CITY OF CEDAR RAPIDS, IOWA, BY ADDING CERTAIN SUBSECTIONS THEREOF TO APPROVE THE SEDONA VILLAGES REVITALIZATION AREA

Section 1. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the deletion of Division 94 and the addition of a new Division 94 as follows:

“Division 94. Sedona Villages” March 24, 2015 Resolution No.

Section 2. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the addition of a new Division 95 as follows:

“Division 95. (Reserved)”

Section 3. Separability of Provisions. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of the Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

Section 4. That all ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. That the afore described Amended Subsection of Chapter 17A shall be included as part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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     **Public Hearing**     **Regular Agenda**

A public hearing will be held to consider a request by NewBo Development Group, LLC for an Urban Revitalization Area designation for the proposed development located at Zika Avenue and 16<sup>th</sup> Street NW (former Chipping Green site).

- a. Resolution authorizing an Urban Revitalization Area designation for the property located at Zika Avenue and 16<sup>th</sup> Street NW (former Chipping Green site). CIP/DID #OB1241850
- b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Sanctuary at Ellis Urban Revitalization Area designation at Zika Avenue and 16<sup>th</sup> Street NW (former Chipping Green site). CIP/DID #OB1241850

### **Background:**

A request has been submitted by the NewBo Development Group, LLC for an Urban Revitalization Property Tax Exemption designation for the proposed development of the former Chipping Green site located at Zika Avenue and 16<sup>th</sup> Street NW. Specifically, the proposed project would include 28 homes. The project qualifies for the Local Match Program. The City participation also serves as a local match required by the Workforce Housing Tax Credits through the Iowa Economic Development Authority which the developer has applied for.

### **Project Details:**

- 28 rental units
  - 14 ROOTS homes
  - 14 market rate
- Project cost –\$4.2 Million

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

- Infill development project
- Housing in core districts
- Project leverages ROOTS funding

The tax exemption would be a ten-year, 100% exemption. Based on the scope of the proposed project, the increased assessed value for the property upon completion of the units is estimated at \$2.9 million. This would generate an additional \$111,720 in property tax revenue annually. Over a ten-year period, this would be \$1,117,200 deferred as tax exempt.

**Action / Recommendation:**

City staff recommends holding the public hearing, approval of the resolution and possible approval of the First Reading.

**Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 5 minutes

**Budget Information (if applicable):**

Based on a projected increased taxable value of \$2.9 million generated by the tenant improvements, the estimated total over the ten-year period is \$1,117,200 deferred as tax exempt.

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

**Explanation:**

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

**Explanation (if necessary):**

RESOLUTION NO.

A RESOLUTION TO APPROVE THE SANCTUARY AT ELLIS  
PARK URBAN REVITALIZATION AREA PLAN

WHEREAS, the proposed Urban Revitalization Plan for the construction of 28 rental units as provided under State Law; and

WHEREAS, on March 24, 2015 the City Council held the required Public Hearing in connection with the said proposed Project; and

WHEREAS, the City Council hereby finds that said proposed Project and Plan satisfy eligibility qualifications in accordance with criteria of Chapter 404 of the Code of Iowa;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa that said Plan for the Sanctuary at Ellis Park Urban Revitalization Area, as attached hereto as Exhibit A, and by reference herewith is made a part of this Resolution, is hereby approved and adopted.

Passed this 24<sup>th</sup> day of March, 2015.

# **Sanctuary at Ellis Park Urban Revitalization Plan**

Public Hearing: March 24, 2015

## Sanctuary at Ellis Park Urban Revitalization Plan

### 1.0 INTRODUCTION

The purpose of the formation of the Urban Revitalization Tax Exemption Area and Plan is to encourage the construction of a 28 unit residential development at Zika Avenue and 16<sup>th</sup> Street NW (former Chipping Green site). As allowed by the authority of the State of Code of Iowa, Chapter 404, the incentive for economic development through business expansion is provided by exempting a portion or all of property tax valuation added through qualified improvements for specified periods of time.

### 2.0 DESCRIPTION OF THE URBAN REVITALIZATION AREA

The area to be designated within the Urban Revitalization Tax Exemption Area (see Attachment 1 – Location Map) is approximately 6.9 acres in size and includes:

Part of Government Lot 4 in the Northwest quarter of Section 17, Township 83 North, Range 7 West of the 5<sup>th</sup> principal meridian, Cedar Rapids, Linn County, Iowa described as follows:

Commencing at the southeast corner of Government Lot 4; thence N1°34'36"W 14.87 feet along the east line of said Government Lot 4 to the point of beginning; thence S88°48'04"W 599.51 feet along the north right-of-way of Zika Avenue N.W.' thence N1°34'36"W 25.13 feet to the south line of Parcel A, Plat of Survey No. 731 as recorded in Book 4024, Page N562 in the Office of the Linn County, Iowa Recorder; thence N88°48'55"E 35.20 feet along said south line to the southeast corner of said Parcel A to the northeast corner of said Parcel A and the south line of Central Park Second addition as recorded in Volume 7, Page 252 in the Office of the Linn County, Iowa Recorder; thence N88°54'41"E 187.58 feet along said south line to the southeast corner of said Central Park second addition; thence N1°45'32"W 332.09 feet along the east line of said Central Park Second Addition; thence N88°50'26"E 331.46 feet; thence S50°58'02"E 63.31 feet to the east line of government Lot 4; thence S1°34'36"W 605.59 feet along said east line to the point of beginning.

### 3.0 OWNERSHIP AND ASSESSED VALUATION

The Urban Revitalization Area, as specified in the legal description above, consists of one parcel which is currently undeveloped and owned by the City of Cedar Rapids. The 2014 total assessed valuation was \$0.

### 4.0 PROGRAM ACTIVITY

#### 4.1 Land Use and Zoning

The proposed construction of a residential development is consistent with the current PUD-2, Planned Unit Development Two zoning and Future Land Use Map in the City's Comprehensive Plan that designates the project area as Urban Medium Intensity.

#### 4.2 City Services

Adequate City services are available for connection at the project site for the proposed operation.

#### 4.3 Applicable Property

This Plan, and the tax exemption allowed herein, is applicable to the construction of a 28 unit residential development consisting of 8 single family cottages, 10 duplex style coach homes and 10 townhome villas. Additional development within the property described in Section 2.0 of this Plan may be eligible for the tax exemption allowed herein, based upon the review and approval of the City of Cedar Rapids City Council. A written request by the developer must be reviewed to ensure consistency with the City Council goals of creating/retaining high quality jobs, significant increase in property valuation, and community benefits such as infill, connectivity, and mixed use development.

#### 5.0 DURATION OF THE URBAN REVITALIZATION PLAN

The Urban Revitalization Project shall remain so designated for a period of no less than one year from the date of this first approval by the City Council of the City of Cedar Rapids, Iowa. When, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted by the Urban Revitalization Act would cease to be of benefit to the City, the City Council may repeal the Ordinance establishing the Revitalization Area. In such an event, all existing tax exemptions shall continue until their expiration pursuant to the Urban Revitalization Act.

#### 6.0 PROCEDURES FOR CHANGES IN THE APPROVED PLAN

Adjustments or modifications of this approved Plan, resulting from experience during project execution, are authorized in the administration of this project, provided that the intent of this approved Plan is not changed. Specifically, these changes may include:

- revisions to the Urban Revitalization Area boundary;
- eligible projects;
- tax exemption schedules;
- relocation payments, if other than that required under the Urban Revitalization Act, Chapter 404 of the Code of Iowa.

#### 7.0 REVENUE BONDS

The City of Cedar Rapids, Iowa, may issue revenue bonds as provided under the Urban Revitalization Act for improvement projects within the Revitalization Area. Revenue bonds may be issued for all, or any part, of any interest in land, buildings, or improvements which are suitable for the use of a commercial enterprise or non-profit organization which the City Council finds is consistent with the approved Urban Revitalization Plan.

#### 8.0 TAX EXEMPTION PROGRAM

##### 8.1 Procedures

A property owner may submit a proposal for a revitalization improvement project to the City Council in order to receive prior approval for eligibility for tax exemption under this project. The City Council may, by Resolution, give its prior approval for an improvement project if the project is in conformance with the Revitalization Plan. This prior approval does not entitle the property owner to exemption from taxation until the improvements have been completed and found to be qualified real estate. If the proposal is not approved, the property owner may submit an amended proposal for City Council consideration.

An application must be filed for each new exemption claimed. In order to qualify for a tax exemption under this Plan, an Application for Revitalization Tax Exemption (the "Application") must be filed with the City Clerk between January 1 and February 1 in the year after the improvements requested for exemption have been completed. The Application is then reviewed by appropriate City departments and a determination made that the improvements located in and are in conformance with this Plan, and that the improvements made increased the actual assessed valuation of the property by at least the minimum percentage required under the Urban Revitalization Act, and the improvements were made during the time the area was designated as a Revitalization Area. If approved, the City Assessor shall continue to grant the tax exemption for the time period specified in the tax exemption schedule elected by the property owner.

## 8.2 Tax Exemption Schedules

### 8.2.1 Schedule 1 - Residential Exemption:

All qualified real estate assessed as residential property is eligible to receive an exemption from taxation based on the actual value added by the improvements, determined as follows: One hundred fifteen percent of the value added by the improvements. However, the amount of the actual value added by the improvements which shall be used to compute the exemption shall not exceed twenty thousand dollars and the granting of the exemption shall not result in the actual value of the qualified real estate being reduced below the actual value on which the homestead credit is computed under § 425.1.

### 8.2.2 Schedule 2 - Ten Year Declining Exemption:

All qualified real estate is eligible to receive a portion exemption from taxation on the actual value added by the improvements for a 10-year period. The amount of the partial exemption is equal to a percentage of the property taxes generated by the actual value added by those improvements as follows:

<u>Year</u>	<u>Percentage of Exemption</u>
1	80%
2	70%
3	60%
4	50%
5	40%
6	40%
7	30%
8	30%
9	20%
10	20%

### 8.2.3 Schedule 3 - Three Year Exemptions:

All qualified real estate is eligible to receive a one hundred percent (100%) exemption from taxation on the actual value added by qualified improvements for three years.

### 8.2.4 Schedule 4 - 10-Year Qualified Residential Exemption:

All qualified real estate assessed as residential property or assessed as commercial property, if the commercial property consists of three or more

separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years.

#### 8.2.5 Election of Schedule:

The property owner of qualified real estate eligible for an exemption shall elect to use one of the schedules identified above. Once the election of schedule has been made and the exemption granted, the property owner is not permitted to change the exemption schedule.

### 8.3 Definitions

(a) "Qualified Business or Other Non-Residential Tenant" shall mean the legal occupant of a building or part thereof and conducting a business or non-residential operation which is located within the designated Revitalization Area and who has occupied the same premises continuously since one year prior to the adoption of this Plan.

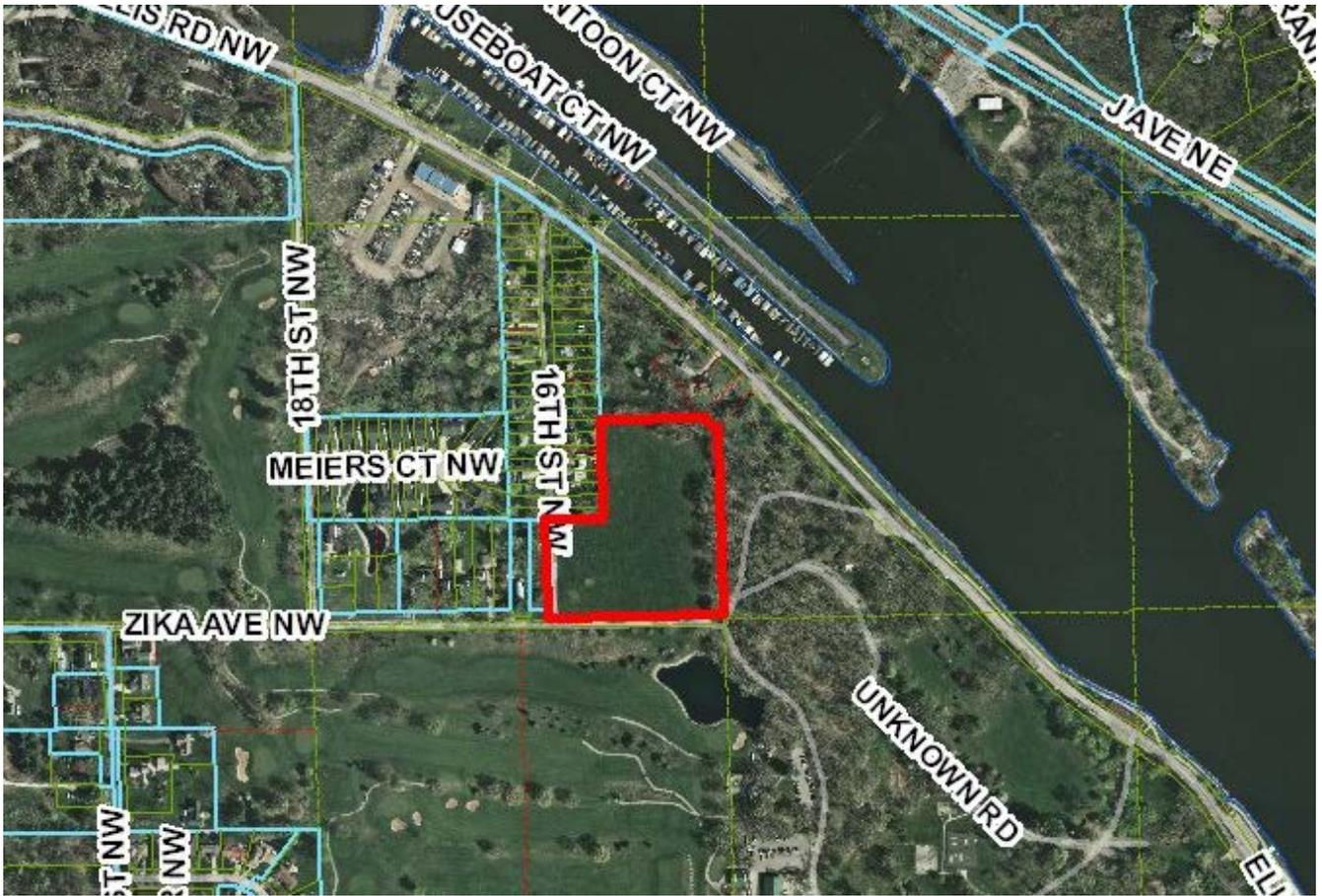
(b) "Qualified Real Estate" shall mean real property, other than land, which is located in this Revitalization Area and to which improvements have been added during the time of the area was so designated, which have increased the actual value by at least fifteen percent (15%) or at least ten percent (10%), in the case of land upon which is located more than one building (and not assessed as residential property) increased the actual value of the buildings to which the improvements have been made.

"Qualified Real Estate" also means land upon which no structure existed at the start of new construction, which is located in this Revitalization Area and upon which new construction has been added during the time the area was designated as a Revitalization Area.

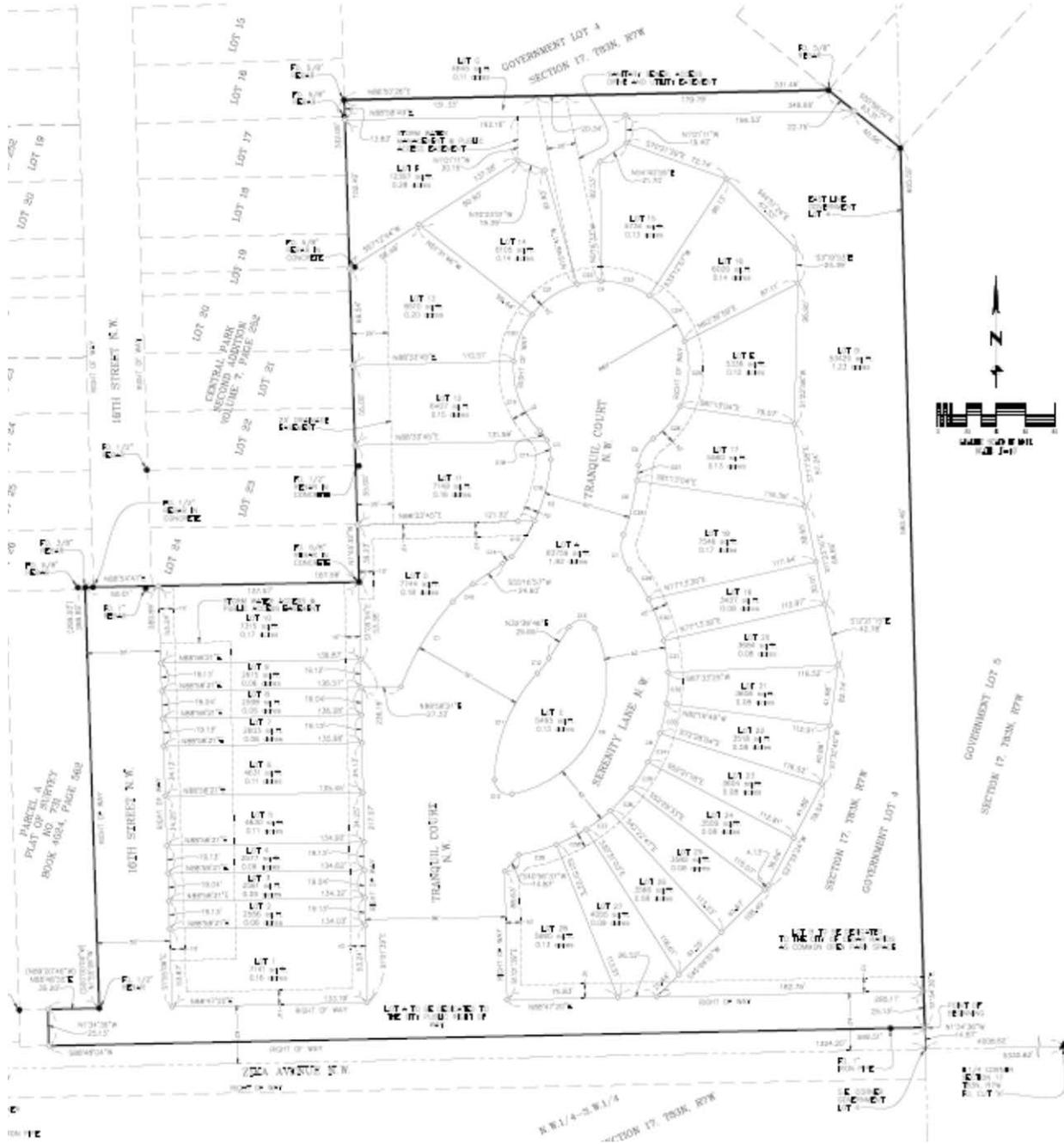
(c) "Improvements" includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.

### 9.0 RELOCATION

The proposed construction activity is to occur on undeveloped property; relocation is not anticipated.



FINAL PLAT  
**THE SANCTUARY AT ELLIS PARK**  
 IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA





CD  
CLK  
ASR  
RCR  
CO AUD  
CO TRS  
SANCTUARY AT ELLIS  
OB1241850

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17A OF THE MUNICIPAL CODE OF  
THE CITY OF CEDAR RAPIDS, IOWA, BY ADDING CERTAIN SUBSECTIONS  
THEREOF TO APPROVE THE SANCTUARY AT ELLIS PARK  
REVITALIZATION AREA

Section 1. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the deletion of Division 96 and the addition of a new Division 96 as follows:

“Division 96. Sanctuary at Ellis Park” March 24, 2015 Resolution No.

Section 2. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the addition of a new Division 97 as follows:

“Division 97. (Reserved)”

Section 3. Separability of Provisions. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of the Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

Section 4. That all ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. That the afore described Amended Subsection of Chapter 17A shall be included as part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 24<sup>th</sup> day of March, 2015.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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**       **Public Hearing**       **Regular Agenda**

A public hearing will be held to consider the proposed Amendment No. 3 to the Amended and Restated Urban Renewal Plan for the Consolidated Technology Park Urban Renewal Area.

- a. Resolution approving Amendment No. 3 to the Amended and Restated Urban Renewal Plan for the Consolidated Technology Park Urban Renewal Area.  
CIP/DID #OB615106
- b. First Reading amending Ordinance No. 022-13 and granting collection of tax increment within the Amended and Restated Urban Renewal Area per Amendment No. 3 for the Consolidated Technology Park Urban Renewal Area. CIP/DID #OB615106

### **Background:**

Amendment No. 3 to the Consolidated Technology Park Urban Renewal Plan would expand the Urban Renewal Area to allow the City to 1) grade, install sidewalk, and install sidewalk ramps along Kirkwood Boulevard in front of Kirkwood Community College; and 2) address current and future traffic congestion near Prairie Point Middle School by evaluating roadway needs and providing road reconstruction, sidewalks, culvert extensions, pedestrian signals, and possibly signalized intersections or roundabouts at the school entrances.

The Consolidated Technology Park Urban Renewal Plan was adopted by City Council on July 20, 2005. All provisions of the existing Urban renewal Plan not directly impacted by this proposed Amendment No. 3 shall remain in full force and effect.

The steps for amending the Urban Renewal Area and Plan are as follows:

- 03/12/15 Setting the public hearing
- 03/18/15 Consultation with affected taxing agencies
- 03/19/15 City Planning Commission Review
- 03/24/15 Public hearing and introduction of First Reading
- 04/14/15 Second and possible Third Reading

### **Action / Recommendation:**

City staff recommends holding the public hearing, approving the Resolution, and approving the First Reading of the Ordinance.

**Alternative Recommendation:**

City Council may table the item and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 12, 2015

**Estimated Presentation Time:** N/A

**Budget Information (if applicable):**

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

**Explanation:**

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

**Explanation (if necessary):**

RESOLUTION NO.

RESOLUTION ADOPTING AMENDMENT NO. 3 TO THE  
AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE CONSOLIDATED  
TECHNOLOGY PARK URBAN RENEWAL AREA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City of Cedar Rapids and that rehabilitation, conservation, redevelopment, development, or combination thereof, of these areas are necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, by Resolution No. 1239-06-03, adopted June 4, 2003, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Urban Renewal Plan (the "Plan") for the Amended and Restated Urban Renewal Plan for the Consolidated Technology Park Urban Renewal Area (the "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Linn County; and

WHEREAS, this Urban Renewal Area includes and consists of an area legally described as set forth in the Plan, as amended; and

WHEREAS, this Council has reasonable cause to believe that the area described herein satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa law and has caused there to be prepared a proposed Amendment No. 3 to the Plan for the Consolidated Technology Park Urban Renewal Area described therein, which proposed Amendment No. 3 is attached hereto as Exhibit A ("Amendment"); and

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by the Amendment; and

WHEREAS, the purpose of the Amendment is to provide current information on financial information and to expand the size of the urban renewal area described in the Plan for the Consolidated Technology Park Urban Renewal Area; and

WHEREAS, this proposed Amendment to the Consolidated Technology Park Urban Renewal Area adds land, as follows:

Thence North to intersection with the north right of way line of Highway 30; thence Easterly along said north right of way line Highway 30 and west bound ramp to intersection with the west right of way line of C Street SW; thence North along said west right of way line C Street SW to intersection with the northerly line of Chicago and Northwestern railroad right of way; thence Easterly along said northerly railroad right of way to intersection with the easterly line of abandoned Cedar Rapids and Iowa City Railroad right of way; thence Southerly along said east right of way line of abandoned Cedar Rapids and Iowa City Railroad to intersection with the northerly right of way line of Ely Road SW; thence Easterly along said north line Ely Road SW to intersection with the easterly right of way line of Ely Road SW, where road runs north and south; thence Southerly along east line of Ely Road SW and old Ely Road SW to intersection with the south line of Northwest ¼ Section 11, Township 82 North, Range 7 West; thence Westerly along said ¼ section line to the Northwest corner of the Northwest ¼ of the

Southwest ¼ of Section 11, Township 82 North, Range 7 West; thence Southerly along West ¼ section line to the intersection with south right of way line Highway 30; thence Easterly along said south right of way line Highway 30 and east bound ramp to intersection with the westerly right of line of abandoned Cedar Rapids and Iowa City Railroad; thence Southerly along said right of way line of abandoned Cedar Rapids and Iowa City Railroad to intersection with the south line of Southwest ¼ Section 11, Township 82 North, Range 7 West; thence West along said ¼ section line to intersection with the easterly right of way line of C Street SW; thence South along said east right of way line to the intersection with the south right of way line of 76<sup>th</sup> Avenue SW; thence West along said south right of way line of 76<sup>th</sup> Avenue SW to the intersection with the west right of way line of Interstate 380; thence North along said west right of way of Interstate 380 to the intersection with the north right of way line of 76th Avenue SW; thence East along said north right of way line 2597.82 feet; thence North 1° 37' 34" West 8.80 feet; thence in a northerly direction along a curve concave southeasterly, a distance of 87.67 feet to the point of tangency, said curve having a central angle of 15° 13' 18", a radius of 330.00 feet, and a long chord having a length of 87.41 feet which bears North 5° 59' 05" East; thence North 13° 35' 44" East 16.54 feet; thence in a northerly direction along a curve concave northwesterly, a distance of 71.73 feet to the point of tangency, said curve having a central angle of 15° 13' 18", a radius of 270.00 feet, and a long chord having a length of 71.52 feet which bears North 5° 59' 05" East; thence North 1° 37' 34" West 40.24 feet; thence North 89° 51' 30" East 60.00 feet to the east quarter-quarter section line of the southwest quarter of the southeast quarter of Section 16 Township 82 North Range 7 West; thence South 1° 37' 34" East along said quarter-quarter section line 227.66 feet to the north right of way line of 76th Avenue SW, thence East along said north right of way line to the intersection with the east boundary line of the west ½ of Section 15, Township 82 North, Range 7 West; thence North along said east boundary line to the point of beginning.

WHEREAS, the Iowa statutes require the City Council to submit the proposed Amendment No. 3 to the Planning Commission for review and recommendation as to its conformity with the general plan for the development of the City as a whole prior to City Council thereof; and

WHEREAS, adoption of Amendment No. 3 to the Consolidated Technology Park Plan has been approved by Planning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects, and incorporated herein by this reference; and

WHEREAS, by resolution, this Council directed that a consultation be held with the designated representative of all affected taxing entities to discuss the proposed Amendment and division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Development Director filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution adopted on March 12, 2015, this Council also set a public hearing on the adoption of the proposed Amendment No. 3 to the Consolidated Technology Park Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the *Cedar Rapids Gazette*, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 3 to the Consolidated Technology Park Plan, both for

and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed;

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 3 concerning the area of the City of Cedar Rapids, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

A. A feasible method exists for the relocation of any families who may be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

B. The Plan and Amendment No. 3 to the Consolidated Technology Park Plan conform to the general plan for the development of the City as a whole; and

C. With reference to any portion of the Urban Renewal Area, as amended, which is to be developed for non-residential uses, the City Council hereby determines that such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Plan, continues to be an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 3 to the Consolidated Technology Park Plan of the City of Cedar Rapids, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 3 to the Consolidated Technology Park Plan for the City of Cedar Rapids, State of Iowa", is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 3 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the original Consolidated Technology Park Plan, and the Plan as amended, shall be in full force and effect from the date of this Resolution until the Council amends or repeals Amendment No. 3. The proposed Amendment No. 3 to the Consolidated Technology Park Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Linn County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 3, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

Passed this 24<sup>th</sup> day of March, 2015.



**AMENDMENT NO. 3 TO THE  
CONSOLIDATED TECHNOLOGY PARK  
URBAN RENEWAL PLAN**

**As Approved by City Council**

**Resolution No. \_\_\_\_\_**

Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, Iowa 52401

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  - 1.2 Amendments
  - 1.3 Relationship to the Comprehensive Plan
- 2.0 ESTIMATED DIVERSION OF PROPERTY TAX INCREMENT REVENUES
- 3.0 AREA BEING ADDED
- 4.0 EFFECTIVE DATE

## **1.0 INTRODUCTION**

### **1.1 Purpose and Background**

The purpose and intent of this *Amendment No. 3 to the Consolidated Technology Park Urban Renewal Plan* (the "Amendment") is to expand the size of the urban renewal area described in the Consolidated Technology Park Urban Renewal Plan as adopted by the City Council on July 20, 2005 (Resolution No. 1509-07-05) (the "Urban Renewal Plan").

All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

The separate identities of the Sub-Areas previously established as part of the Urban Renewal Plan will be maintained and observed for those purposes which are aided by or in need of the division, but the combined areas of the several Sub-Areas shall be treated together for planning and redevelopment purposes. This Amendment undertakes to continue each Project Sub-Area within the overall Urban Renewal Area as a combined Urban Renewal Area, reserving the separate elements of each such Sub-Area, but permitting the advantages of combined planning and redevelopment activities.

### **1.2 Amendments**

Section 10.0 of the Urban Renewal Plan provides that Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law.

Amendment No. 3 to the Urban Renewal Plan is consistent with this provision.

### **1.3 Relationship to the Comprehensive Plan**

Cedar Rapids has adopted the *Comprehensive Plan for Cedar Rapids* which qualifies as the "general plan for the development of the municipality as a whole" as provided under Chapter 403.5, Code of Iowa. The Cedar Rapids Planning Commission reviewed the draft Amendment No. 3 to the Urban Renewal Plan, and adopted a finding that it is in conformity with the Comprehensive Plan and recommended its approval by the City Council.

## **2.0 ESTIMATED DIVERSION OF PROPERTY TAX INCREMENT REVENUES**

The use of tax increment funds is authorized in Section 2.4 of the Urban Renewal Plan. This Amendment does not change provisions regarding the diversion of tax increment revenue within the Urban Renewal Area.

Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the value, as shown by the last certified state and county tax lists, of all taxable property within such county, municipality or other political subdivision. Based upon the actual value for fiscal year 2012/2013 (total actual value, less agriculture value that is not taxed for debt service) on all taxable property within the City of Cedar Rapids, the City is limited to \$463,611,401 of general obligation indebtedness. Total City bonded indebtedness as of June 30, 2013 was \$337,485,000.

### **3.0 AREA BEING ADDED**

Redevelopment and revitalization activities contemplated under the Urban Renewal Plan are being conducted on a sub-area basis with appropriate allocation of resources. The intent of the sub-area designations is identified in Section 6.0 of the Urban Renewal Plan.

In accordance with this intent, the Urban Renewal Plan is amended to add the following area to the Consolidated Technology Park Renewal Area described therein:

Thence North to intersection with the north right of way line of Highway 30; thence Easterly along said north right of way line Highway 30 and west bound ramp to intersection with the west right of way line of C Street SW; thence North along said west right of way line C Street SW to intersection with the northerly line of Chicago and Northwestern railroad right of way; thence Easterly along said northerly railroad right of way to intersection with the easterly line of abandoned Cedar Rapids and Iowa City Railroad right of way; thence Southerly along said east right of way line of abandoned Cedar Rapids and Iowa City Railroad to intersection with the northerly right of way line of Ely Road SW; thence Easterly along said north line Ely Road SW to intersection with the easterly right of way line of Ely Road SW, where road runs north and south; thence Southerly along east line of Ely Road SW and old Ely Road SW to intersection with the south line of Northwest ¼ Section 11, Township 82 North, Range 7 West; thence Westerly along said ¼ section line to the Northwest corner of the Northwest ¼ of the Southwest ¼ of Section 11, Township 82 North, Range 7 West; thence Southerly along West ¼ section line to the intersection with south right of way line Highway 30; thence Easterly along said south right of way line Highway 30 and east bound ramp to intersection with the westerly right of line of abandoned Cedar Rapids and Iowa City Railroad; thence Southerly along said right of way line of abandoned Cedar Rapids and Iowa City Railroad to intersection with the south line of Southwest ¼ Section 11, Township 82 North, Range 7 West; thence West along said ¼ section line to intersection with the easterly right of way line of C Street SW; thence South along said east right of way line to the intersection with the south right of way line of 76<sup>th</sup> Avenue SW; thence West along said south right of way line of 76<sup>th</sup> Avenue SW to the intersection with the west right of way line of Interstate 380; thence North along said west right of way of Interstate 380 to the intersection with the north right of way line of 76th Avenue SW; thence East

along said north right of way line 2597.82 feet; thence North 1° 37' 34" West 8.80 feet; thence in a northerly direction along a curve concave southeasterly, a distance of 87.67 feet to the point of tangency, said curve having a central angle of 15° 13' 18", a radius of 330.00 feet, and a long chord having a length of 87.41 feet which bears North 5° 59' 05" East; thence North 13° 35' 44" East 16.54 feet; thence in a northerly direction along a curve concave northwesterly, a distance of 71.73 feet to the point of tangency, said curve having a central angle of 15° 13' 18", a radius of 270.00 feet, and a long chord having a length of 71.52 feet which bears North 5° 59' 05" East; thence North 1° 37' 34" West 40.24 feet; thence North 89° 51' 30" East 60.00 feet to the east quarter-quarter section line of the southwest quarter of the southeast quarter of Section 16 Township 82 North Range 7 West; thence South 1° 37' 34" East along said quarter-quarter section line 227.66 feet to the north right of way line of 76th Avenue SW, thence East along said north right of way line to the intersection with the east boundary line of the west ½ of Section 15, Township 82 North, Range 7 West; thence North along said east boundary line to the point of beginning.

#### **4.0 EFFECTIVE DATE**

This Amendment No. 3 to the Urban Renewal Plan shall be deemed to be effective upon the adoption of a City Council Resolution approving the said Amendment No. 3 to the Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.



ORDINANCE NO.

ORDINANCE AMENDING ORDINANCE NO. 022-13, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE CONSOLIDATED TECHNOLOGY PARK 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 CONSOLIDATED TECHNOLOGY PARK URBAN RENEWAL PLAN FOR THE CONSOLIDATED TECHNOLOGY PARK URBAN RENEWAL AREA

WHEREAS, the City Council (the "Council") of the City of Cedar Rapids, Iowa (the "City") has heretofore, in Ordinance No. 022-13, provided for the division of taxes within an area identified as the Consolidated Technology Park Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, the Council has approved Amendment No. 3 to the Consolidated Technology Park Urban Renewal Plan, adding certain adjacent areas to said Consolidated Technology Park 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 022-13 is hereby amended to add to the definition of the " Consolidated Technology Park Urban Renewal Area" the lots and parcels located within the area legally described as follows:

Thence North to intersection with the north right of way line of Highway 30; thence Easterly along said north right of way line Highway 30 and west bound ramp to intersection with the west right of way line of C Street SW; thence North along said west

right of way line C Street SW to intersection with the northerly line of Chicago and Northwestern railroad right of way; thence Easterly along said northerly railroad right of way to intersection with the easterly line of abandoned Cedar Rapids and Iowa City Railroad right of way; thence Southerly along said east right of way line of abandoned Cedar Rapids and Iowa City Railroad to intersection with the northerly right of way line of Ely Road SW; thence Easterly along said north line Ely Road SW to intersection with the easterly right of way line of Ely Road SW, where road runs north and south; thence Southerly along east line of Ely Road SW and old Ely Road SW to intersection with the south line of Northwest ¼ Section 11, Township 82 North, Range 7 West; thence Westerly along said ¼ section line to the Northwest corner of the Northwest ¼ of the Southwest ¼ of Section 11, Township 82 North, Range 7 West; thence Southerly along West ¼ section line to the intersection with south right of way line Highway 30; thence Easterly along said south right of way line Highway 30 and east bound ramp to intersection with the westerly right of line of abandoned Cedar Rapids and Iowa City Railroad; thence Southerly along said right of way line of abandoned Cedar Rapids and Iowa City Railroad to intersection with the south line of Southwest ¼ Section 11, Township 82 North, Range 7 West; thence West along said ¼ section line to intersection with the easterly right of way line of C Street SW; thence South along said east right of way line to the intersection with the south right of way line of 76<sup>th</sup> Avenue SW; thence West along said south right of way line of 76<sup>th</sup> Avenue SW to the intersection with the west right of way line of Interstate 380; thence North along said west right of way of Interstate 380 to the intersection with the north right of way line of 76<sup>th</sup> Avenue SW; thence East along said north right of way line 2597.82 feet; thence North 1° 37' 34" West 8.80 feet; thence in a northerly direction along a curve concave southeasterly, a distance of 87.67 feet to the point of tangency, said curve having a central angle of 15° 13' 18", a radius of 330.00 feet, and a long chord having a length of 87.41 feet which bears North 5° 59' 05" East; thence North 13° 35' 44" East 16.54 feet; thence in a northerly direction along a curve concave northwesterly, a distance of 71.73 feet to the point of tangency, said curve having a central angle of 15° 13' 18", a radius of 270.00 feet, and a long chord having a length of 71.52 feet which bears North 5° 59' 05" East; thence North 1° 37' 34" West 40.24 feet; thence North 89° 51' 30" East 60.00 feet to the east quarter-quarter section line of the southwest quarter of the southeast quarter of Section 16 Township 82 North Range 7 West; thence South 1° 37' 34" East along said quarter-quarter section line 227.66 feet to the north right of way line of 76<sup>th</sup> Avenue SW, thence East along said north right of way line to the intersection with the east boundary line of the west ½ of Section 15, Township 82 North, Range 7 West; thence North along said east boundary line 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 Consolidated Technology Park Urban Renewal Area under the provisions of Section 403.19 of the Code of Iowa, as authorized in Ordinance No. 022-13. 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 Consolidated Technology Park 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 24<sup>th</sup> day of March, 2015.



## 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:** Sarah Cook  
**E-mail Address:** s.cook2@cedar-rapids.org

**Phone Number/Extension:** 5875

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

A public hearing will be held to consider the continuation of an approved public improvement project for the 27<sup>th</sup> Street SW Culvert Replacement project.

Resolution to continue a previously-approved capital improvement project and to proceed with the acquisition or condemnation of agricultural property and property interests not yet acquired for the 27<sup>th</sup> Street SW Culvert Replacement project. CIP/DID #304396-00

### Background:

When it is anticipated agricultural land may have to be acquired for a public improvement project, State Code (Section 6B.2A) requires a public hearing be held prior to commencing right-of-way acquisition. The 27<sup>th</sup> Street SW Culvert Replacement project requires acquisition for permanent drainage easements and a temporary construction easement from agricultural land.

### Action / Recommendation:

The Public Works Department recommends adopting the resolution to continue the acquisition of agricultural property not yet acquired for an approved public improvement project.

### Alternative to the Recommendation:

If the City Council does not authorize the resolution to continue the acquisition of property not yet acquired for the 27<sup>th</sup> Street SW Culvert Replacement project, Council can direct staff to redesign or abandon the project.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** 304/304000/304396

**Local Preference Policy:** Applies  Exempt

**Explanation:** Local preference policy does not apply to the public hearing.

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

**Explanation (if necessary):**

RESOLUTION NO.

RESOLUTION TO CONTINUE A PREVIOUSLY-APPROVED CAPITAL IMPROVEMENT PROJECT AND TO PROCEED WITH THE ACQUISITION OR CONDEMNATION OF AGRICULTURAL PROPERTY AND PROPERTY INTERESTS NOT YET ACQUIRED FOR THE 27<sup>TH</sup> STREET SW CULVERT REPLACEMENT PROJECT (CIP NO. 304396)

WHEREAS, The City Council of the City of Cedar Rapids previously allocated Capital Improvement Program funds for the 27<sup>th</sup> Street SW Culvert Replacement project, and

WHEREAS, the Public Works Department, through its consultant, Shive-Hattery, Inc., has prepared improvement plans and acquisition plats which identify the proposed properties where right-of-way activity, i.e., temporary construction easement and permanent easements are required, and

WHEREAS, the Public Works Department has not yet completed right-of-way activity, i.e., temporary construction easement and permanent easements, and

WHEREAS, on March 24, 2015, the City Council of the City of Cedar Rapids held a public hearing, providing the opportunity for public input on the question to continue an approved public improvement project and commencing with the acquisition of property and property interests not yet acquired for said project by negotiation or condemnation, now therefore

BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, that the City continue with the previously-approved 27<sup>th</sup> Street SW Culvert Replacement project by commencing with the acquisition of properties and property interests not yet acquired for said project by negotiation or condemnation.

Passed this 24<sup>th</sup> day of March, 2015.



Cadd File Name: W:\PROJECTS\CIP\304396\27th St SW Culvert Repair\304396 Council Map.dwg



**27TH STREET SW CULVERT REPLACEMENT PROJECT**





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Sandy Pumphrey, PE  
**E-mail Address:** s.pumphrey@cedar-rapids.org

**Phone Number/Extension:** 5363

**Alternate Contact Person:** Steve Hershner  
**E-mail Address:** s.hershner@cedar-rapids.org

**Phone Number/Extension:** 5281

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

A public hearing will be held to consider amending Chapter 72 of the Municipal Code, Storm Water Management Ordinance, increasing existing tier rates by 2.5%, creating six additional non-residential tiers for lots sized greater than seven acres, allowing for billing of all privately owned property and providing a discount for properties with individual NPDES permits.

First Reading: Ordinance amending Chapter 72 of the Municipal Code, Storm Water Management Ordinance, increasing existing tier rates by 2.5%, creating six additional non-residential tiers for lots sized greater than seven acres, allowing for billing of all privately owned property and providing a discount for properties with individual NPDES permits. CIP/DID #43-10-007

### Background:

This ordinance change reflects four items:

- 1) 2.5% rate increase for existing tiers effective July 1, 2015.
- 2) Dividing the current largest non-residential tier, which is currently "Greater than 7 acres", into six tiers. The purpose is to provide additional equity. This divides the current highest tier properties as follows:
  - a. "Greater than 7 acres to 8 acres" - proposed average monthly rate of \$160.72
  - b. "Greater than 8 acres to 9 acres" - proposed average monthly rate of \$180.80
  - c. "Greater than 9 acres to 10 acres" - proposed average monthly rate of \$200.87
  - d. "Greater than 10 acres to 20 acres" - proposed average monthly rate of \$220.95
  - e. "Greater than 20 acres to 40 acres" - proposed average monthly rate of \$241.02
  - f. "Greater than 40 acres" - proposed average monthly rate of \$261.10
- 3) Billing of all privately owned properties, regardless of whether or not a property currently receives a municipal utility bill.
- 4) The addition of a discount for properties with an individual NPDES permit.

These changes will be effective July 1, 2015 and will affect a relatively small proportion of property owners. The proposed changes will garner an approximate additional \$230,000 for stormwater related activities. The current fiscal year projected revenue is \$3,800,000 from this revenue source.

### Action / Recommendation:

If there are no objections during the public hearing, the Public Works Department recommends holding the first reading of the ordinance.

**Alternative to the Recommendation:**

Separate readings 1, 2, 3 as necessary to address any City Council concerns.

**Time Sensitivity:** Normal (scheduled adoption prior to July 1, 2015 to begin with FY 2016 budget)

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

Public Hearing and 1<sup>st</sup> reading of Ordinance: March 24, 2015

2<sup>nd</sup> reading of Ordinance: April 14, 2015

3<sup>rd</sup> reading of Ordinance: April 14, 2015

Updated Ordinance Effective: July 1, 2015

**Estimated Presentation Time:** 5 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:** Presented to Infrastructure Committee on January 20, 2015, but no recommendation was made.

ENG  
CM  
RCR  
CLK  
UTL-BILLING  
SEWER  
43-10-007

ORDINANCE NO.

**AN ORDINANCE AMENDING CHAPTER 72 (STORMWATER MANAGEMENT) OF THE MUNICIPAL CODE OF THE CITY OF CEDAR RAPIDS, IOWA, BY REPEALING CERTAIN SUBSECTIONS THEREFROM AND ENACTING SUBSTITUTIONS IN LIEU THERE OF ESTABLISHING CERTAIN STORMWATER UTILITY CHARGES.**

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

**Section 72.304.** That section of chapter 72 of the Municipal Code, City of Cedar Rapids, be and the same is hereby repealed and the following new section enacted as a substitute in lieu thereof, effective July 1, 2015.

**72.304 – Stormwater Utility Rate Exemptions.**

Stormwater Utility rate shall not be imposed on public streets, rights-of-way, sidewalks, pathways, and parks.

**Section 72.305.** That subsection b), c) and d) of chapter 72 of the Municipal Code, City of Cedar Rapids, be and the same is hereby repealed and the following new section enacted as a substitute in lieu thereof, effective July 1, 2015.

**72.305 - Stormwater utility charge; establishment of policy regarding expenditure of utility revenues.**

b) Billing Policy

1. A stormwater utility charge will apply to every lot that is receiving any municipal utility service and every lot that is not currently receiving any municipal utility service, as provided by this section.

2. If a water meter or any other municipal utility is removed from a lot, the lot will not be exempt from a stormwater utility charge unless said lot has become an exempt lot defined in 72.304.
- c) Residential Lots (Including all multi-family) shall be charged on a per lot basis and pay as follows for all billings beginning July 1, 2015 and after:
1. Single family and multi-family with 2 to 4 dwelling units shall pay a flat charge of \$0.1652 per dwelling unit per day (regardless of lot size) during the billing period (Monthly Average \$5.02).
  2. Multi-family dwelling units with 5 dwelling units and greater (which are individually metered for potable water per dwelling unit) shall pay a flat charge of \$0.1652 per dwelling unit per day and per common area per day (regardless of lot size) during the billing period (Monthly Average \$5.02).
  3. Multi-family dwelling units with 5 dwelling units and greater (which are metered for potable water on a single meter per building) shall pay the non-residential rate based upon lot size and impervious area per Chapter 72.305(d)
  4. Multi-family dwelling units with 5 dwelling units and greater, receiving a municipal utility service, but not being served with municipal potable water shall pay the non-residential rate based upon lot size and impervious area per Chapter 72.305(d)
- d) Non-residential lots shall be charged a stormwater utility charge based on a lot's size and impervious area for all billings beginning July 1, 2015 and after as follows:
1. For each individual lot with one potable water meter (non-irrigation/fire) per lot:
    - i. Less than or equal to 0.5 acre, flat charge of \$0.3303/day (Monthly Average \$10.05)
    - ii. Greater than 0.5 to 1 acre, flat charge of \$0.6605/day (Monthly Average \$20.09)
    - iii. Greater than 1 to 2 acres, flat charge of \$1.3210/day (Monthly Average \$40.18)
    - iv. Greater than 2 to 3 acres, flat charge of \$1.9815/day (Monthly Average \$60.27)
    - v. Greater than 3 to 4 acres, flat charge of \$2.6420/day (Monthly Average \$80.36)

- vi. Greater than 4 to 5 acres, flat charge of \$3.3026/day  
(Monthly Average \$100.45)
  - vii. Greater than 5 to 6 acres, flat charge of \$3.9631/day  
(Monthly Average \$120.54)
  - viii. Greater than 6 to 7 acres, flat charge of \$4.6236/day  
(Monthly Average \$140.63)
  - ix. Greater than 7 to 8 acres, flat charge of \$5.2841/day  
(Monthly Average \$160.72)
  - x. Greater than 8 to 9 acres, flat charge of \$5.9441/day  
(Monthly Average \$180.80)
  - xi. Greater than 9 to 10 acres, flat charge of \$6.6041/day  
(Monthly Average \$200.87)
  - xii. Greater than 10 to 20 acres, flat charge of \$7.2641/day  
(Monthly Average \$220.95)
  - xiii. Greater than 20 to 40 acres, flat charge of \$7.9241/day  
(Monthly Average \$241.02)
  - xiv. Greater than 40 acres, flat charge of \$8.5841/day  
(Monthly Average \$261.10)
2. Lot areas with the same ownership shall be aggregated into one number for contiguous lots and charged as follows:
    - i. Property Owner – according to 72.305 (d)1
    - ii. Tenant(s) - \$0.3303/day/potable water meter
  3. Each individual lot with one or more potable water meters per building or lot (non-irrigation/fire), where the parcel owner does not have a utility account for that lot, shall be charged whichever is greater:
    - i. The daily rate of \$0.3303 per day per account, or
    - ii. The daily rate based on 72.305(d)1 billed evenly between each account.
  4. Each individual lot, where the parcel owner has a utility account via water meter for that lot may be aggregated per 72.305(d) 2 for contiguous situations and shall be charged as follows:
    - i. The daily rate based upon the lot area under 72.305(d) 1 applied to the owner's primary account
    - ii. The daily rate of \$ 0.3303 per day per water meter will be applied to all tenant accounts, and excludes other non-primary accounts in the parcel owner's name.

5. Non-residential lots in size may qualify for a reduction of charge as set forth below if such lots meet either of the following criteria:

Option	Description	Reduction of Daily Rate	Required Documentation
A	At least 66% of such lot is undeveloped, pristine or used for agricultural purposes.	33%	A scaled drawing of the property showing undeveloped, pristine and/or agricultural areas.
B	At least 66% of such lot is planted in grass and/or is regularly mowed.	20%	A scaled drawing/aerial image of the property showing mowed grass areas.
C	Individual NPDES Permit Holders	25%	Copy of NPDES Permit.

- i. The options shown are not additive. A property owner applying for a reduction in rate is to select only one option. The property owner shall submit an “Application for Stormwater Utility Rate Reduction” to the Director certifying as to the measurements of the lot and the uses thereof. Application forms will be available in the office of the Director.
  - ii. An application for reduction in rate can be submitted at any point in the fiscal year. However, the new rate will only apply once the application has been approved, and not retroactively.
  - iii. The Director or its designee will review such applications and notify the property owner in writing whether the request for reduction was approved or denied and explaining the reasons therefore.
6. A rate reduction factor will be applied for each charged non-contiguous, non-multi-family lot, which are billed on an area basis and under same ownership as follows. The ownership name must match exactly to qualify:
- Multiply the reduction rate per lot fee as listed below:
- i. 1 – 14 lots under same ownership = 1 (No reduction Rate)
  - ii. 15 – 49 lots =  $[100 - (\# \text{ parcels} \times 1.44)]/100$
  - iii. 50+ lots = .28

Introduced this 24<sup>th</sup> day of February, 2015.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_, Mayor  
Ron J. Corbett

Attest:

\_\_\_\_\_, City Clerk  
Amy Stevenson



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**Presenter at meeting:** Adam Lindenlaub

**Phone Number/Ext:** 319 286-5064

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

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

### **Background:**

On February 24, 2015, the City declined redevelopment proposals received for City-owned property at 525 Valor Way SW, commonly referred to as the Knutson Building, and directed staff to begin a new competitive proposal process.

The goal of the new Request for Proposal (RFP) process is to determine if the private sector can provide a financially feasible proposal that preserves the historic building and provides for integration with flood control. The following are the objectives for redevelopment of this property:

1. Rehabilitates the existing structure and maintains its historic architectural values.
2. Allows for construction of the City's Flood Control project in compliance with the Army Corps of Engineers' standards (ex: elevate, relocate, hybrid levee/permanent floodwall) and identifies additional costs beyond the City's budgeted levee project.
3. Considers a preference for mixed use rehabilitation with a focus on market-rate housing.
4. Demonstrates consistency with the Kingston Village Plan and Kingston Village Overlay District design guidelines.
5. Ensures a financially viable development plan for the existing structure and site, as well as a long term benefit to the community.

Proposals must include the following information:

1. **Developer qualifications** including experience and financial viability of the proposer
2. **Project information** including building exterior elevations, site plan, and timeline
3. **Project financials** including detailed construction costs, post-development Assessed Value of the property, and any request for City participation

All proposals will be evaluated based on the following criteria:

1. Completeness of proposal
2. Project feasibility and marketability

3. Capability and experience of the developer
4. Appropriateness of the proposed use
5. Neighborhood support
6. Community benefit

A, informational meeting and building walkthrough for interested developers was held on March 23<sup>rd</sup>.

Next steps:

1. April 13 – Proposals due
2. April 14 – Stakeholder review of proposals
3. April 28 – City Council consideration of proposals

**Action / Recommendation:**

City staff recommends holding a public hearing to invite competitive proposals for the redevelopment of 525 Valor Way SW.

**Alternative Recommendation:**

City Council may table the resolution and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 10 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 FOR THE DISPOSITION OF CITY-OWNED COMMERCIAL  
PROPERTY AT 525 VALOR WAY SW (COMMONLY KNOWN AS THE  
KNUTSON BUILDING) AND INVITING REDEVELOPMENT PROPOSALS

WHEREAS, the City of Cedar Rapids City Council has determined it is in the public interest to dispose of excess City-owned property at 525 Valor Way SW and invite competitive proposals for its redevelopment; and

WHEREAS, on March 24, 2015 at the City Council Chambers, 3<sup>rd</sup> Floor, City Hall, 101 First Street SE, Cedar Rapids, Iowa, the Cedar Rapids City Council, after notice as required by law, held a public hearing to consider the disposition of said property;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Council hereby authorizes the continuation of the disposition of said excess City-owned property and staff is to do all things reasonably necessary to invite competitive redevelopment proposals for the reuse of the property.

Passed this 24<sup>th</sup> day of March, 2015.



## Council Agenda 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

A public hearing will be held on to consider the proposed plans, specifications, form of contract and estimated cost for the 4th Avenue SE Pavement Rehabilitation from 5th Street SE to 19th Street SE project (estimated cost is \$1,500,000) (**Paving for Progress**).

Resolution adopting plans, specifications, form of contract and estimated cost for the 4th Avenue SE Pavement Rehabilitation from 5th Street SE to 19th Street SE. CIP/DID #3012080-02

Report on Bids for the 4th Avenue SE Pavement Rehabilitation from 5th Street SE to 19th Street SE project (estimated cost is \$1,500,000) (**Paving for Progress**). CIP/DID #3012080-02

Resolution awarding and approving contract in the amount of \$2,189,444.15 plus incentive up to \$30,000, bond and insurance of Pirc-Tobin Construction, Inc. for the 4th Avenue SE Pavement Rehabilitation from 5th Street SE to 19th Street SE project (**Paving for Progress**). CIP/DID #3012080-02

### Background:

This project will include patching and overlay of the existing roadway. Replacement of the existing storm sewer system will be completed to improve drainage, as well as replacement of select water main valves. Pedestrian route improvements will include reconstruction of sidewalks and ramps to comply with Americans with Disability Act (ADA).

Additional work including replacing water main valves of various sizes (4" to 24") was added to the project by addendum during the bid process. The updated engineer's cost opinion with the additional work is \$1,960,000. Two bids were received on Wednesday, March 11, 2015 as follows:

Pirc-Tobin Construction, Inc., Alburnett, IA	\$2,189,444.15
Incentive up to	<u>\$ 30,000.00</u>
Total	\$2,219,444.15
L.L. Pelling Company, Inc., North Liberty, IA	\$2,191,171.55

Pirc-Tobin Construction, Inc. submitted the lowest of the bids received for the 4<sup>th</sup> Avenue SE Pavement Rehabilitation from 5<sup>th</sup> Street SE to 19<sup>th</sup> Street SE project. The bid is within the

approved budget. Construction work is anticipated to begin this spring and be completed within 100 working days (mid-August).

**Action / Recommendation:**

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

The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$2,189,444.15 plus incentive up to \$30,000, bond and insurance of Pirc-Tobin Construction, Inc. for the 4<sup>th</sup> Avenue SE Pavement Rehabilitation from 5<sup>th</sup> Street SE to 19<sup>th</sup> Street SE project.

**Alternative to the Recommendation:**

If this resolution is not adopted, the project would be delayed, resulting in further deterioration to the affected streets, or the funds from this project could be applied to another project.

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:** Should be acted upon March 24, 2015 to maintain the project schedule. Deferral of the contract award after March 24, 2015 may affect the construction schedule for the improvements.

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** 3012080 Street LOST 7970

**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):



March 11, 2015

City Council  
City of Cedar Rapids

RE: Report on bids as read for the 4<sup>th</sup> Avenue SE Pavement Rehabilitation from 5<sup>th</sup> Street SE to 19<sup>th</sup> Street SE, Contract Number 3012080-02

Dear City Council:

Bids were received on March 11, 2015 for the 4<sup>th</sup> Avenue SE Pavement Rehabilitation from 5<sup>th</sup> Street SE to 19<sup>th</sup> Street SE project as follows:

Pirc-Tobin Construction, Inc., Alburnett, IA	\$2,189,444.15
L.L. Pelling Company, Inc., North Liberty, IA	\$2,191,171.55

The engineers cost opinion for this work is \$1,500,000. 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 "Kevin Vrhoticky".

Kevin Vrhoticky, EIT  
Civil Engineer

KWV/cap

cc: David J. Elgin, P.E., L.S., Public Works Director/City Engineer  
Robert A. Davis, P.E., Engineering Manager

Public Works Department  
500 15th Avenue S.W. • Cedar Rapids, Iowa 52404-5837 • (319) 286-5802 • FAX (319) 774-5653

RESOLUTION NO.

WHEREAS, on February 24, 2015 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the 4<sup>th</sup> Avenue SE Pavement Rehabilitation from 5<sup>th</sup> Street SE to 19<sup>th</sup> Street SE project (Contract No. 3012080-02) 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 24<sup>th</sup> day of March, 2015.

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on February 24, 2015 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 4<sup>th</sup> Avenue SE Pavement Rehabilitation from 5<sup>th</sup> Street SE to 19<sup>th</sup> Street SE (Contract No. 3012080-02) public improvement project for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on February 28, 2015 pursuant to which a public hearing was held on March 24, 2015, and

WHEREAS, the following bids were received, opened and announced on March 11, 2015 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 March 24, 2015:

Pirc-Tobin Construction, Inc., Alburnett, IA	\$2,189,444.15
Incentive up to	<u>\$ 30,000.00</u>
Total	\$2,219,444.15
L.L. Pelling Company, Inc., North Liberty, IA	\$2,191,171.55

WHEREAS, general ledger coding for this public improvement shall be as follows: :  
\$2,007,947.15 301-301000-7970-3012080; \$35,682.00 306-306000-306253; \$17,599.00 321-321000-321536; \$158,216.00 625-625000-625542-2015055

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. Pirc-Tobin Construction, 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 Pirc-Tobin Construction, Inc. is hereby accepted, with the inclusion of the incentive clause, and the contract for this public improvement is hereby awarded to Pirc-Tobin Construction, 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 24<sup>th</sup> day of March, 2015.



**4TH AVENUE SE FROM 5TH STREET TO 19TH STREET  
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

A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 18<sup>th</sup> Street SW from 16<sup>th</sup> Avenue to 13<sup>th</sup> Avenue Roadway Improvements project (estimated cost is \$600,000).

Resolution adopting plans, specifications, form of contract and estimated cost for the 18<sup>th</sup> Street SW from 16<sup>th</sup> Avenue to 13<sup>th</sup> Avenue Roadway Improvements project. CIP/DID #301500-05

**Background:** This project includes reconstruction of the north side of the 16<sup>th</sup> Avenue and 18<sup>th</sup> Street intersection and 18<sup>th</sup> Street from 16<sup>th</sup> Avenue to the north, improvements to the water system and sanitary sewer system, and the addition of sidewalk to the project corridor from 16<sup>th</sup> Avenue to 13<sup>th</sup> Avenue. This is phase one of a larger project, which involves connecting 18<sup>th</sup> Street SW as a complete street from Wilson Avenue to 13<sup>th</sup> Avenue.

**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:** (defer, abandon, repackage into phases)

Defer action on approval of 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:** Must be acted upon March 24, 2015 to maintain the project schedule, and which must occur ahead of the project's March 25, 2015 bid opening.

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** CIP No. 301500

**Local Preference Policy:** Applies  Exempt

**Explanation:**

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

**Explanation (if necessary):**

RESOLUTION NO.

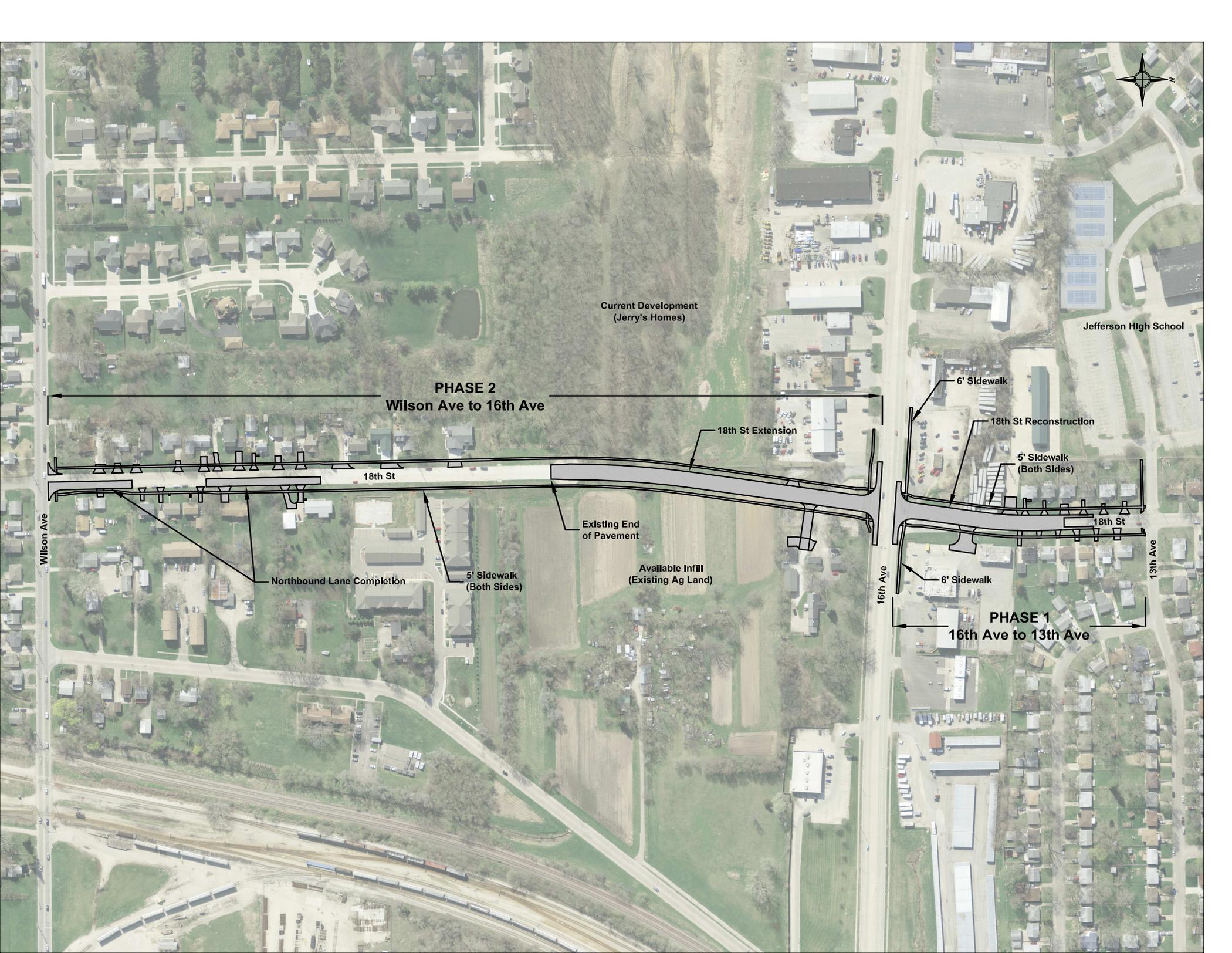
WHEREAS, on March 12, 2015 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the 18<sup>th</sup> Street SW from 16<sup>th</sup> Avenue to 13<sup>th</sup> Avenue Roadway Improvements project (Contract No. 301500-05) for the City of 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 24<sup>th</sup> day of March, 2015.



Current Development  
(Jerry's Homes)

Jefferson High School

**PHASE 2**  
Wilson Ave to 16th Ave

6' Sidewalk

18th St Reconstruction

5' Sidewalk  
(Both Sides)

18th St Extension

18th St

Existing End  
of Pavement

Available Infill  
(Existing Ag Land)

Northbound Lane Completion

5' Sidewalk  
(Both Sides)

6' Sidewalk

**PHASE 1**  
16th Ave to 13th Ave

18th St

16th Ave

13th Ave



## 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

A public hearing will be held to consider the proposed plans, specifications, form of contract, and estimated cost for the Blairs Ferry Road and Miller Road NE Traffic Signal Installation project (estimated cost is \$90,000).

Resolution adopting plans, specifications, form of contract, and estimated cost for the Blairs Ferry Road and Miller Road NE Traffic Signal Installation project. CIP/DID #306268-01

### Background:

The intersection of Blairs Ferry Road and Miller Road NE has a history of traffic crashes, and there are substantial delays on the Miller Road approach to this intersection. The City of Hiawatha has requested the installation of a temporary traffic signal at this intersection to address the short term traffic safety and traffic capacity issues at the intersection, until Edgewood Road is extended from Blairs Ferry Road northerly. The City Council approved a 28E Agreement with the City of Hiawatha on September 23, 2014 relating to the construction, maintenance, and operation of temporary traffic signals at the intersection. The 28E Agreement includes provisions for Cedar Rapids to cooperate and support the extension of Edgewood Road northerly to Tower Terrace Road. When completed, the Edgewood Road extension is expected to allow the temporary traffic signals to be removed and replaced with a raised median, in accordance with the Preliminary Roadway and Intersection Design Study (PRID) Study dated April 29, 2010 and approved by the Corridor Metropolitan Planning Organization.

Project improvements include installation of a box span wire fully actuated traffic signal with wireless interconnect to the existing traffic signal at Blairs Ferry Road and Edgewood Road NE and Blairs Ferry Road and Ushers Ferry Road NE.

### 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 Recommendation:** Repackage bid documents to provide different improvements as directed by Council.

**Time Sensitivity:** Must be acted upon March 24, 2015 to maintain the project schedule, and which must occur ahead of the project's March 25, 2015 bid opening.

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 3 Minute(s)

**Budget Information (if applicable):** CIP No. 306268. 28E Agreement requires Hiawatha to reimburse Cedar Rapids for 50% of the traffic signal project costs.

**Local Preference Policy:** Applies  Exempt

**Explanation:** Chapter 26 of the Code of Iowa requires construction of public improvements to be awarded to the lowest responsive, responsible bidder.

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

**Explanation (if necessary):** Project was presented to the Infrastructure Committee on September 16, 2014.

RESOLUTION NO.

WHEREAS, on March 12, 2015 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the Blairs Ferry Road and Miller Road NE Traffic Installation project (Contract No. 306268-01) 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 24<sup>th</sup> day of March, 2015.



**PROJECT LOCATION**

**Corporate Limits**

**HIGHWAY 100 CONSTRUCTION**



**BLAIRS FERRY ROAD AND MILLER ROAD NE  
TRAFFIC SIGNAL INSTALLATION**



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## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Steve Hershner  
**E-mail Address:** s.hershner@cedar-rapids.org

**Phone Number/Extension:** 5281

**Alternate Contact Person:** Bruce Jacobs  
**E-mail Address:** b.jacobs@cedar-rapids.org

**Phone Number/Extension:** 5913

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

**Phone Number/Extension:** 5547

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

A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Noelridge Park Water Resource Restoration project (estimated cost is \$220,000). (Steve Hershner)

- a. Resolution adopting plans, specifications, form of contract and estimated cost for the Noelridge Park Water Resource Restoration project. CIP/DID #304110-01

**Background:** The Iowa DNR and Iowa Finance Authority have created a funding source for water quality improvement projects whereby a portion of the interest due on a Clean Water State Revolving Fund (CWSRF) loan can be directed toward regional water quality improvements. The Utilities Department currently has a CWSRF loan. The Utilities Department coordinated with Public Works Engineering and the Parks Department to identify eligible projects. Initiating the project involved application to the DNR for project approval, approval by the Environmental Protection Commission, field reviews with DNR staff and ISU faculty advising them, discussions clarifying the desired scope of the project and clarification with the Iowa Finance Authority regarding available funding. After much discussion, the DNR and City Staff converged on the project in Noelridge Park.

The project will involve removal of a storm sewer pipe and construction of a bio-swale from Collins Road to the creek, repair of erosion and construction of check dams near the creek, and plunge pool improvements west of the culverts beneath Golf Street. These elements are intended to improve runoff water quality from the developed area north of Collins Road which in turn will enhance water quality in the McCloud Run watershed, repair and minimize further erosion, and beautify the park.

**Action / Recommendation:**

The Utilities Department in conjunction with the Public Works Department and the Parks and Recreation Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for the project.

**Alternative to the Recommendation:** Defer the project to the future. Doing so would risk available SRF Sponsored Project Funding

**Time Sensitivity:** Must be acted upon March 24, 2015 to maintain the project schedule, and which must occur ahead of the project's April 8, 2015 bid opening.

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 2 Minute(s)

**Budget Information (if applicable):** Total cost of the project including engineering and construction, staff time and contingency is estimated to be \$364,305. The Sponsored Project program will fund up to \$294,017 of this cost, from a portion of the interest due on the current Clean Water State Revolving Fund loan (which the Utilities Department would be repaying anyway) through WPC CIP project 615245. The balance of the funding is available from storm water funds for NPDES compliance improvements (304160), and funding requested by the Parks Department in the FY16 budget.

**Local Preference Policy:** Applies  Exempt

**Explanation:** Does not apply to public improvement projects

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

**Explanation:** Presented at the February 26, 2015 Infrastructure Committee Meeting.

RESOLUTION NO.

WHEREAS, on March 12, 2015 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the Noelridge Park Water Resource Restoration project (Contract No. 304110-01) 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 24<sup>th</sup> day of March, 2015.

COLLINS ROAD NE (HWY 100)

48TH ST NE

46TH ST NE

COUNCIL ST NE

PROJECT LOCATION

REGENT ST NE

DOVER ST NE

CLIFTON ST NE

GOLF ST NE

Noelridge Park

42ND STREET NE



NOELRIDGE PARK WATER RESOURCE RESTORATION PROJECT





## Council Agenda Cover Sheet

**Submitting Department:** Public Works Department

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

**Phone Number/Extension:** 5814

**Alternate Contact Person:** Garrett Prestegard, PE  
**E-mail Address:** g.prestegard@cedar-rapids.org

**Phone Number/Extension:** 5115

**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 11th Street NW (West of) Between M Avenue and N Avenue Detention Basin Water Quality Improvements project (estimated cost is \$57,000).

Resolution adopting plans, specifications, form of contract and estimated cost for the 11<sup>th</sup> Street NW (West of) Between M Avenue and N Avenue Detention Basin Water Quality Improvements project. CIP/DID #304160-12

### Background:

The City submitted applications for the Community Development Block Grant (CDBG) Program Disaster Recovery Infrastructure Funding to the Iowa Department of Economic Development and was awarded \$107,960 to complete water quality improvements to a detention basin. The project will consist of constructing rip-rap at the detention basin's inlet and outlet, constructing permanent silt checks, and grading channel banks to reduce the risk of future erosion.

### 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:** Defer the project to the future.

**Time Sensitivity:** Must be acted upon March 24, 2015 to maintain the project schedule.

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** CIP 304160 \$119,897 (CDBG \$107,960; City \$11,937)

**Local Preference Policy:** Applies  Exempt

**Explanation:** Does not apply to public improvement projects

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

**Explanation**

RESOLUTION NO.

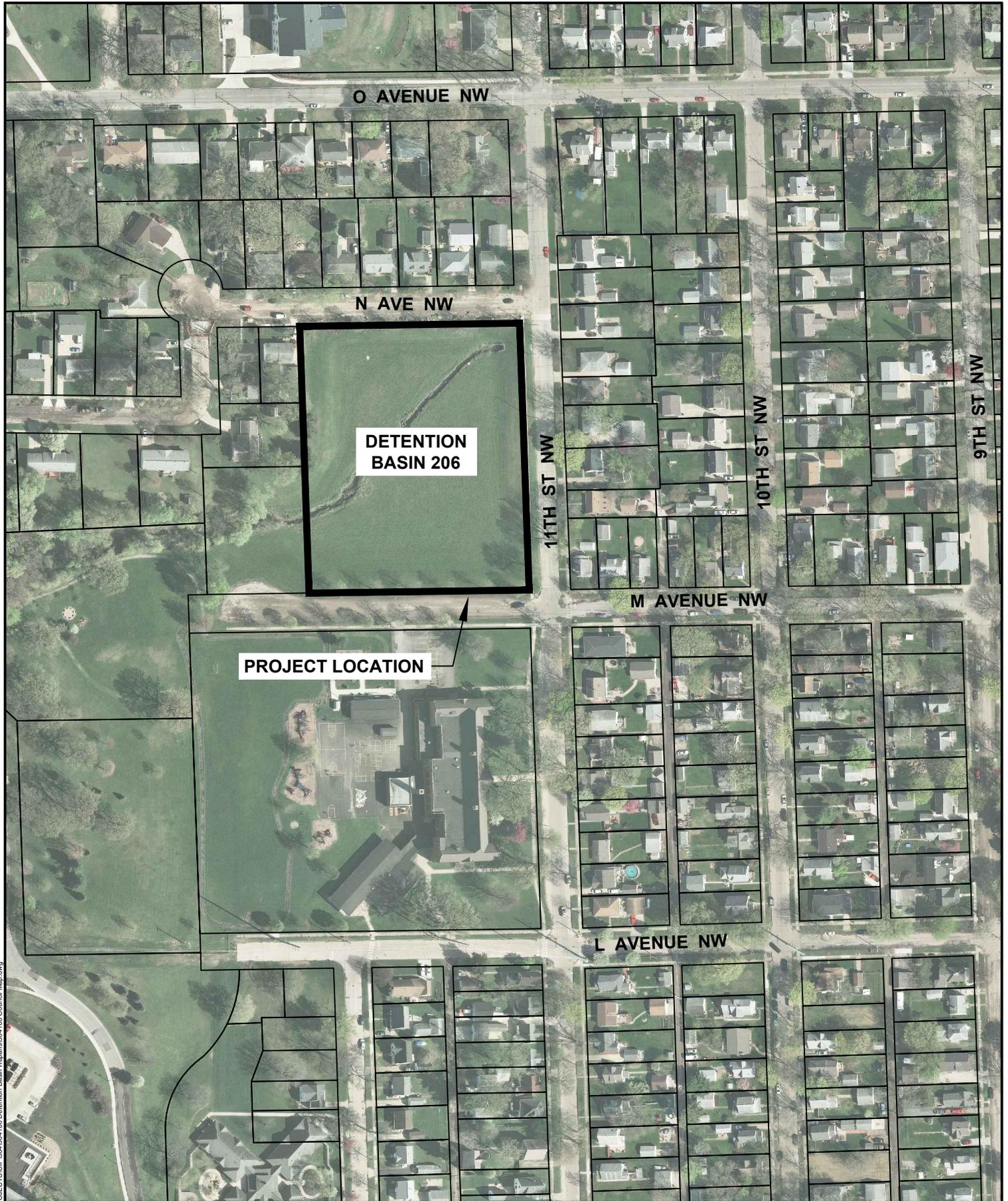
WHEREAS, on March 12, 2015 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the 11th Street NW (West of) Between M Avenue and N Avenue Detention Basin Water Quality Improvements project (Contract No. 304160-12) for the City of Cedar 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.

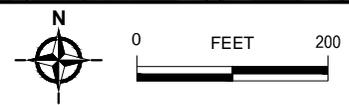
Passed this 24<sup>th</sup> day of March, 2015.



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**DETENTION BASIN 206  
 WATER QUALITY IMPROVEMENTS PROJECT**





## Council Agenda Cover Sheet

**Submitting Department:** Public Works Department

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

**Phone Number/Extension:** 5814

**Alternate Contact Person:** Garrett Prestegard, PE  
**E-mail Address:** g.prestegard@cedar-rapids.org

**Phone Number/Extension:** 5115

**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 Auburn Drive SW (South of) Storm and Sanitary Sewer Improvements project (estimated cost is \$305,000).

Resolution adopting plans, specifications, form of contract and estimated cost for the Auburn Drive SW (South of) Storm and Sanitary Sewer Improvements project. CIP/DID #304425-01

### Background:

Routine televising of the sanitary sewer system has identified a segment of the system that requires replacement. The location of the sanitary sewer is within a greenspace right-of-way south of Auburn Drive SW. This area was also identified as needing stormwater system improvements as a result of reoccurring drainage issues. The project will replace the damaged sanitary sewer line to reduce the likelihood of sanitary sewer backups in the area and improve the stormwater system to reduce the risk of property damage.

### 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:** Defer the project to the future.

**Time Sensitivity:** Must be acted upon March 24, 2015 to maintain the project schedule.

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** CIP 304425 \$309,570; CIP 6550013 \$82,984

**Local Preference Policy:** Applies  Exempt

**Explanation:** Does not apply to public improvement projects

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

**Explanation**

RESOLUTION NO.

WHEREAS, on March 12, 2015 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the Auburn Drive SW (South of) Storm and Sanitary Sewer Improvements project (Contract No. 304425-01) 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 24<sup>th</sup> day of March, 2015.



1ST AVENUE SW

2ND AVENUE SW

AUBURN DRIVE SW

12TH AVENUE SW

EDGEWOOD ROAD SW

16TH AVENUE SW

PROJECT LOCATION

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**AUBURN DRIVE SW (SOUTH OF) STORM AND  
SANITARY SEWER IMPROVEMENTS PROJECT**



0 FEET 300



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Development Services

**Presenter at meeting:** Vern Zakostecky  
**Email:** [v.zakostecky@cedar-rapids.org](mailto:v.zakostecky@cedar-rapids.org)

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

**Alternate Contact Person:** Joe Mailander  
**Email:** [j.mailander@cedar-rapids.org](mailto:j.mailander@cedar-rapids.org)

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

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

Motion setting a public hearing for April 14, 2015 to consider amending Ordinance No. 073-14 to correct the zoning for property at 1103 and 1201 Blairs Ferry Road NE from C-3, Regional Commercial Zone District to PUD-1, Planned Unit Development One Zone District. CIP/DID #RZNE-011742-2014

### **Background:**

The Development Services Department is requesting to amend Ordinance No. 073-14 adopted by City Council on September 23, 2014, which rezoned property at 1103 and 1201 Blairs Ferry Road NE from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District to correctly rezone the property to PUD-1, Planned Unit Development One Zone District.

The request for rezoning of this property was reviewed by the City Planning Commission on August 21, 2014 and the Commission's recommendation was for unanimous approval on a 7 to 0 vote based on the request to rezone the property to PUD-1, Planned Unit Development One Zone District. City Council held a public hearing and three readings of an ordinance and approved the requested rezoning to the PUD-1, Planned Unit Development One Zone District on September 23, 2014. After review of Ordinance No. 073-14, which rezoned the property, it was discovered that the property was inadvertently rezoned to C-3, Regional Commercial Zone District instead of the intended PUD-1, Planned Unit Development One Zone District.

### **Next Steps:**

- Adoption of a motion setting a Public Hearing for March 24, 2015.
- A Public Hearing to allow for public input and the possible approval of First, Second and Third Readings of the Ordinance on March 24, 2015.

### **Action / Recommendation:**

City staff recommends setting the public hearing.

### **Alternative Recommendation:**

City Council may table this item and request further information.





## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Development Services

**Presenter at meeting:** Vern Zakostelecky  
**Email:** [v.zakostelecky@cedar-rapids.org](mailto:v.zakostelecky@cedar-rapids.org)

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

**Alternate Contact Person:** Joe Mailander  
**Email:** [j.mailander@cedar-rapids.org](mailto:j.mailander@cedar-rapids.org)

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

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

Motion setting a public hearing for April 14, 2015 to consider granting a change of zone for property at 42 7<sup>th</sup> Avenue SW from I-1, Light Industrial Zone District to C-4, Central Business Zone District as requested by Hobart Historic Restoration and Linn County. CIP/DID #RZNE-015584-2015

**Background:**

The request for rezoning of this property will be reviewed by the City Planning Commission on February 26, 2015 and was approved by a 7 to 0 vote.

This is a request to rezone 1.41 acres to the C-4 Zoning District to allow for rehabilitation of an existing historic structure. The property is currently zoned I-1, but the proposed redevelopment plan is to allow a mix of commercial, office/service and residential uses. The property is identified as "Downtown" (DT) on the City's Future Land Use Map in EnvisionCR, the City's Comprehensive Plan. The land is currently developed with a vacant old three story warehouse building. The proposed uses will be commercial, office and residential on the first floor and residential apartment units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The basement level will be used for storage. The proposed development also includes 58 on-site parking spaces.

**Application Process/Next Steps:**

Actions	Comments
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 request for rezoning of this property was reviewed by the City Planning Commission on February 26, 2015. A portion of the minutes are included as Attachment A.</li> <li>• There were no objectors and this is not a flood related item.</li> </ul>
City Council consideration	<ul style="list-style-type: none"> <li>• A Public Hearing to allow for public input and the First Reading of the Ordinance are scheduled for April 14, 2015.</li> <li>• Two additional readings of the Ordinance by City Council are required by State law before approval of the rezoning is final.</li> </ul>

- Approval of the rezoning will be subject to the conditions

**Action / Recommendation:**

City staff recommends setting the public hearing.

**Alternative Recommendation:**

City Council may table this item and request further information.

**Time Sensitivity:** N/A

**Resolution Date:** N/A

**Estimated Presentation Time:** N/A

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

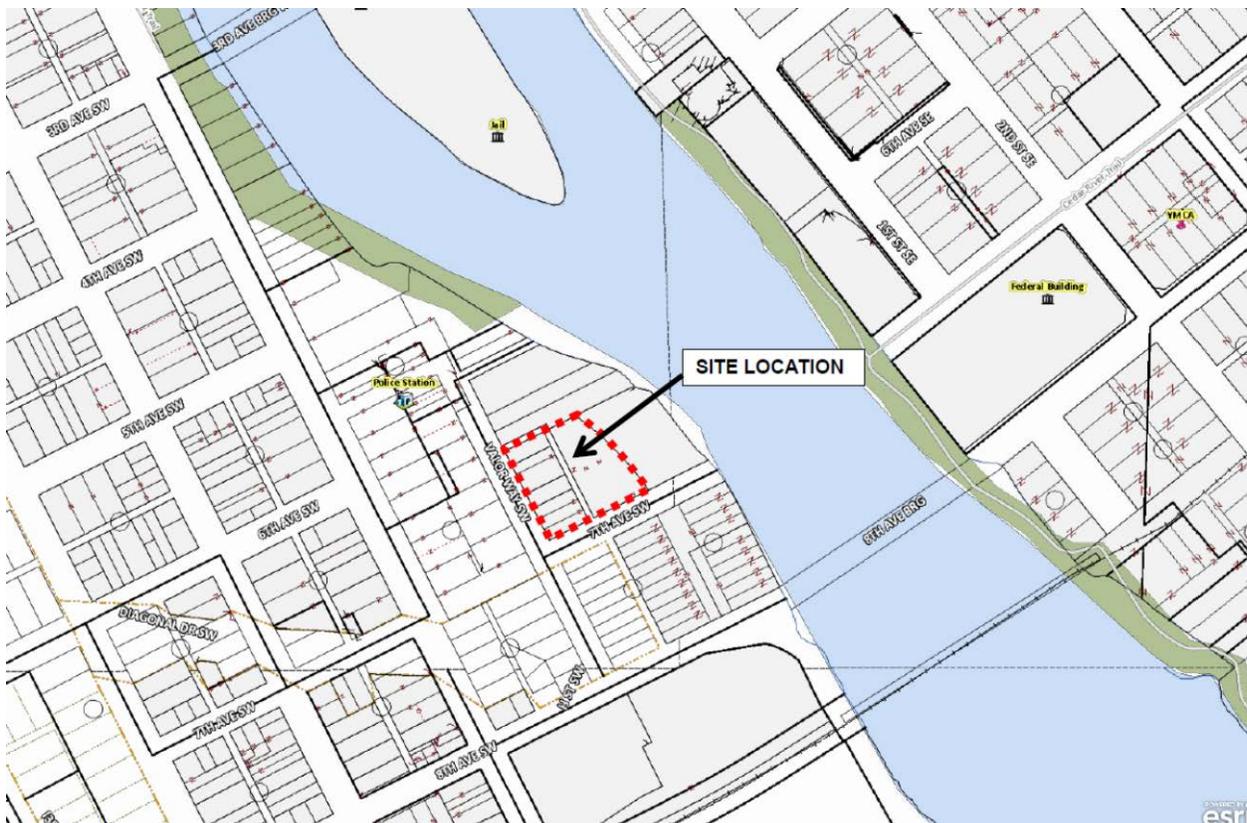
**Local Preference Policy** Applies  Exempt

**Explanation:**

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

**Explanation (if necessary):**

**Location Map**





**MINUTES OF  
CITY PLANNING COMMISSION MEETING,  
Thursday, February 26, 2015 @ 3:00 p.m.**

**Cedar Rapids City Hall Council Chambers, 101 First Street SE**

Members Present: Scott Overland, Chair  
Jim Halverson, Vice Chair  
Carletta Knox-Seymour  
Virginia Wilts  
Samantha Dahlby  
Richard Pankey  
Bill Hunse

Members Absent: Kim King  
Dominique Blank

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

CD Staff: Seth Gunnerson, Planner  
Jeff Hintz, Planner

City Council Liaison: Justin Shields

**Call Meeting to Order**

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**

Roll call was answered with seven (7) Commissioners present.

**A. Approval of the Minutes**

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the February 5, 2015 Minutes stand approved.

## **B. Adoption of the Agenda**

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

## **C. Action Items**

### **1. Case Name: 42 7<sup>th</sup> Avenue SW (Rezoning)**

Consideration of a Rezoning from I-1, Light Industrial Zone District to C-4, Central Business Zone District as requested by Hobart Historic Restoration (Applicant) and Linn County (Titleholder)

*Case No: RZNE-015584-2014; Case Manager: Vern Zakostelecky*

Mr. Zakostelecky stated the property is owned by Linn County and called the Mott Building. The property is zoned industrial and the applicant is requesting that it be rezoned to C-4 to allow for commercial/offices and ground floor dwelling units and residential units above the ground floor.

Mr. Zakostelecky further stated this is a request to rezone 1.41 acres to allow for rehabilitation of an existing historic structure. The property is currently zoned I-1, but the proposed redevelopment plan is to allow a mix of commercial, office/service and residential uses. The property is identified as “Downtown” (DT) on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. The land is currently developed with a vacant old three story warehouse building. The proposed uses will be commercial, office and residential on the first floor and residential apartment units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The basement level will be used for storage. The proposed development also includes 58 on-site parking spaces.

Mr. Zakostelecky provided an Aerial Photo, Zoning Map, Street View as well as a site plan.

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

Commissioner Halverson asked about the floor area ratio of less than one in the staff report. From a staff perspective how we apply this when it falls below the numbers prescribed in the new Comprehensive Plan.

Mr. Zakostelecky said the perimeters of the comprehensive plan are not set in stone but the zoning ordinance provides the standards. Since this is a historic building it meets the goals and objectives of downtown housing and mixed use, and is close to a trail and bus route. Rehabbing a historic structure does not meet the floor to area ratio but it meets so many other things that it makes sense for it to be approved. Mr. Gunnerson stated staff recognized that this is an area that flood protection will be constructed around it. Mr. Zakostelecky stated that we do not know what the flood protection will be but additional development is possible on this site.

Commissioner Hunse asked if the building lost its current certificate of occupancy and would be a change in occupancy.

Mr. Zakostecky stated that the individual spaces as they are leased will be required to obtain a certificate occupancy permit.

Commissioner Overland called for a representative of the applicant.

BJ Hobart, Hobart Historic, 4425 Plumberry Road, Ely, Iowa stated she would be happy to answer any questions.

Commissioner Overland called for questions of the applicant.

Commissioner Hunse asked if she would be the actual facilitator for the remodel work that was going on. Ms. Hobart stated that she would be.

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 Pankey made a motion to approve the rezoning from I-1, Light Industrial Zone District to C-4, Central Business Zone District. Commissioner Knox-Seymour 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 3:38 PM

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Development Services

**Presenter at meeting:** Vern Zakostelecky  
**Email:** [v.zakostelecky@cedar-rapids.org](mailto:v.zakostelecky@cedar-rapids.org)

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

**Alternate Contact Person:** Joe Mailander  
**Email:** [j.mailander@cedar-rapids.org](mailto:j.mailander@cedar-rapids.org)

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

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

Motion setting a public hearing for April 14, 2015 to consider granting a change of zone for property at 423 5<sup>th</sup> Street SW from PUB, Public Zone District to C-3, Regional Commercial Zone District as requested by Ivan Luckett Clay. CIP/DID #RZNE-016201-2015

### **Background:**

The request for rezoning of this property will be reviewed by the City Planning Commission on February 26, 2015 and was approved by a 7 to 0 vote.

This is a request to rezone a former City-owned historic building, which is currently zoned PUB, Public Zoning District. The property was originally developed as a fire house, which consists of 2,896 s. f. The current property owner wishes to use the property as a barber shop/hair salon on the first floor and a residential dwelling unit on the 2<sup>nd</sup> floor. The property was last used by the City's CR Transit. The property has frontage on 5<sup>th</sup> Street, E Avenue and C Avenue NW with access from E and C Avenue NW. There is very limited on-site parking, but since the property is in the "Core Area" it is exempt from providing on-site parking. There is ample on-street parking to serve the proposed use.

### **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 request for rezoning of this property was reviewed by the City Planning Commission on February 26, 2015. A portion of the minutes are included as Attachment A.</li> <li>There were no objectors and this is not a flood related item.</li> </ul>
City Council consideration	<ul style="list-style-type: none"> <li>A Public Hearing to allow for public input and the First Reading of the Ordinance are scheduled for March 24, 2015.</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</li> </ul>

**Action / Recommendation:**

City staff recommends setting the public hearing.

**Alternative Recommendation:**

City Council may table this item and request further information.

**Time Sensitivity:** N/A

**Resolution Date:** N/A

**Estimated Presentation Time:** N/A

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

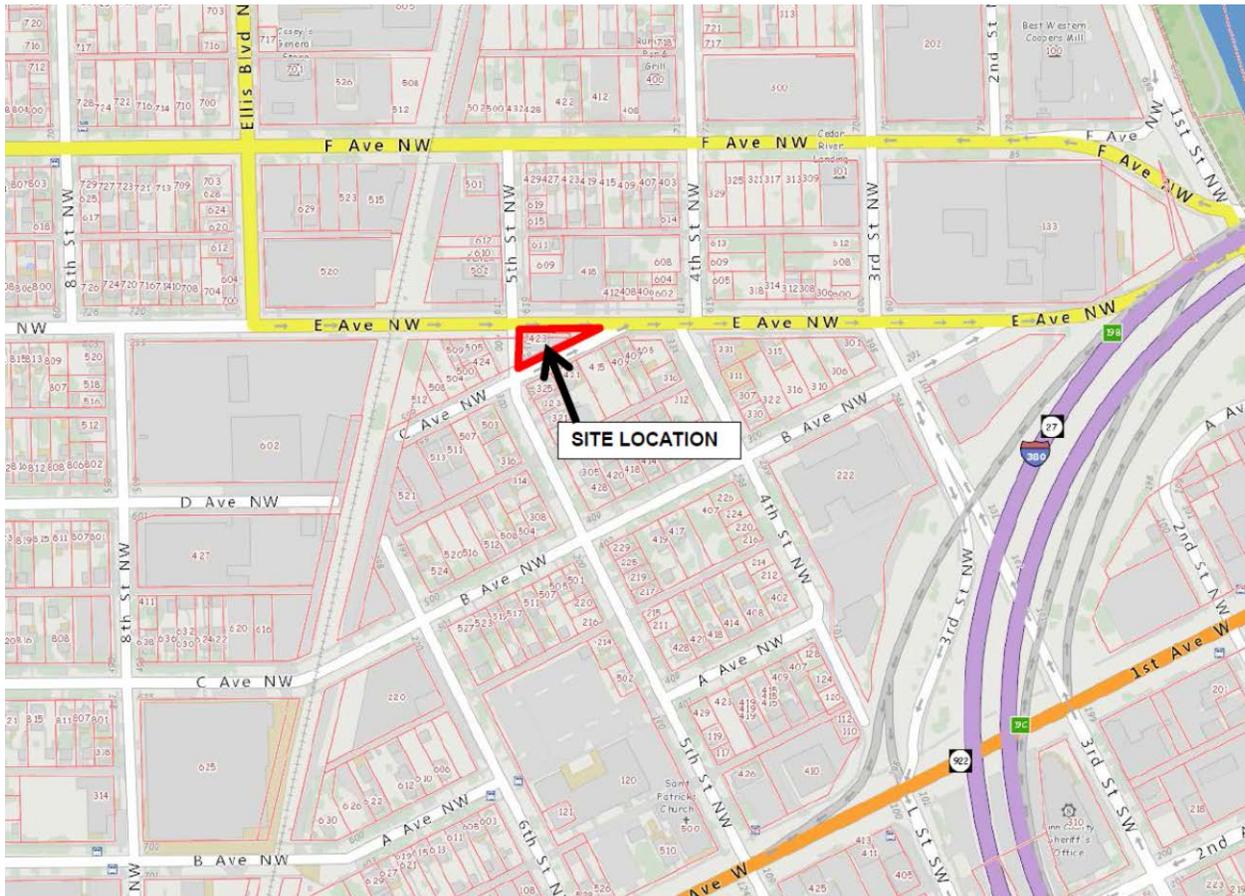
**Local Preference Policy** Applies  Exempt

**Explanation:**

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

**Explanation (if necessary):**

**Location Map**





**MINUTES OF  
CITY PLANNING COMMISSION MEETING,  
Thursday, February 26, 2015 @ 3:00 p.m.**

**Cedar Rapids City Hall Council Chambers, 101 First Street SE**

Members Present: Scott Overland, Chair  
Jim Halverson, Vice Chair  
Carletta Knox-Seymour  
Virginia Wilts  
Samantha Dahlby  
Richard Pankey  
Bill Hunse

Members Absent: Kim King  
Dominique Blank

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

CD Staff: Seth Gunnerson, Planner  
Jeff Hintz, Planner

City Council Liaison: Justin Shields

**Call Meeting to Order**

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**

Roll call was answered with seven (7) Commissioners present.

**A. Approval of the Minutes**

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the February 5, 2015 Minutes stand approved.

## **B. Adoption of the Agenda**

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

## **C. Action Items**

### **1. Case Name: 423 5<sup>th</sup> Street NW (Rezoning)**

Consideration of a Rezoning from PUB, Public Zone District to C-3, Regional Commercial Zone District as requested by Ivan Luckett Clay (Applicant/Titleholder)

**Case No: RZNE-016201-2015; Case Manager: Vern Zakostelecky**

Mr. Zakostelecky stated this is a request to rezone a former City-owned historic building, which is currently zoned PUB, Public Zoning District. The property was originally developed as a fire house, which consists of 2,896 s. f. The current property owner wishes to use the property as a barber shop/hair salon on the first floor and a residential dwelling unit on the 2<sup>nd</sup> floor. The property was last used by the City's CR Transit Department. The property has frontage on 5<sup>th</sup> Street, E Avenue and C Avenue NW with access from E and C Avenue NW. There is very limited on-site parking, but since the property is in the "Core Area" it is exempt from providing on-site parking. There is ample on-street parking to serve the proposed use.

Mr. Zakostelecky provided Zoning Map, Aerial Photo, Street Views and Site Layout.

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

Commissioner Dahlby asked if the on-street parking was mainly on C or on 5<sup>th</sup>. Mr. Zakostelecky stated that the on-street parking was mainly on C Avenue as well as on-site parking on the east of the building. Commissioner Dahlby asked if those spaces were paved and Mr. Zakostelecky stated that yes it was paved.

Commissioner Overland called for a representative of the applicant.

Susan Forinash, Hall & Hall Engineers, 1860 Boyson Road stated she is available to answer any questions.

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

Commissioner Overland called for members of the public who wished to speak.

Kris Sullens, 1924 Saint Andrews Court NE stated that this neighborhood is in transition and it has lost a lot: the pencil factory, the dairy, the central fire station. Mr. Sullens said the neighborhood was dealing with new challenges with a bar and limited parking and changing of two way traffic. To solve this problem we need good neighbors. There is only parking on E Avenue. This is the gateway to downtown and the Interstate. Right now it makes a crummy impression. Please take all of this into consideration before rezoning this building.

Commissioner Hunse asked if he had any contact with the operator. Mr. Sullens said no.

Commissioner Hunse further asked if the salon would be by appointment. Ms. Forinash stated it would be a barber shop. Commissioner Hunse hoped that this building could be saved.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the rezoning from I-1, Light Industrial Zone District to C-2, Community Commercial Zone District. Commissioner Knox Seymour seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Overland stated that saving this building was a good start to rehabilitation of this neighborhood.

Commissioner Knox-Seymour asked if there was more that could be done to the cleanup of the area.

Mr. Zakostelecky stated he did not know of city vehicles except temporary storage at the pencil factory.

Commissioner Halverson stated it is subject to a great deal of changes in particular with the flood mitigation system.

Commissioner Pankey stated that he was encouraged that something that was going into the building.

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

The meeting was adjourned at 3:38 PM

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development

## Council Agenda Item Cover Sheet

**Council Meeting Date:** 3/24/15

**Submitting Department:** Treasury Operations

**Presenter at meeting:** Casey Drew

**Phone Number/Ext:** 5097

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

**Alternate Contact Person:** Michele Tamerius

**Phone Number/Ext:** 5113

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

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

- 1) Motions setting public hearing date for:
  - a) April 14, 2015 – to consider the proposition to issue not to exceed \$29,000,000 General Obligation Bonds (Essential Corporate Purpose). CIP/DID# OB1145993
  - b) April 14, 2015 – to consider the proposition to issue not to exceed \$10,500,000 General Obligation Bonds (Essential Corporate Purpose) (**FLOOD**). CIP/DID# OB1145993
  - c) April 14, 2015 – to consider the proposition to issue not to exceed \$1,350,000 General Obligation Bonds Urban Renewal Bonds (Essential Corporate Purpose/Urban Renewal) (Parkade Projects). CIP/DID# OB1145993
  - d) April 14, 2015 – to consider the proposition to issue not to exceed \$900,000 General Obligation Bonds (General Corporate Purpose). CIP/DID# OB1145993
  - e) April 14, 2015 – to consider the proposition to issue not to exceed \$755,000 General Obligation Bonds (General Corporate Purpose). CIP/DID# OB1145993
  - f) April 14, 2015 – to consider the proposition to issue not to exceed \$7,570,000 Sewer Revenue Bonds. CIP/DID# OB1145993
  - g) April 14, 2015 – to consider the proposition to issue not to exceed \$10,870,000 Water Revenue Bonds. CIP/DID# OB1145993
  - h) April 14, 2015 – to consider the proposition to issue not to exceed \$2,200,000 Sewer Revenue Capital Loan Notes (Dome #4). CIP/DID# OB1145993
  - i) April 14, 2015 – to consider the proposition to issue not to exceed \$300,000 Sewer Revenue Capital Loan Notes (Sponsored Amendment). CIP/DID# OB1145993

### **Background:**

Series 2015 includes \$7,570,000 in Sewer Revenue Bonds, \$10,870,000 in Water Revenue Bonds, \$2,500,000 in Sewer Capital Loan Notes (SRF), \$1,350,000 in Urban Renewal Bonds and \$41,155,000 General Obligation Bonds.

**Action / Recommendation:**

Recommend setting the public hearings for the proposed issuance of the Series 2015 bonds and Capital Loan Notes.

**Alternative Recommendation:**

**Time Sensitivity:** high

**Resolution Date:** N/A

**Estimated Presentation Time:** Consent Agenda

**Budget Information (if applicable):**

No effect on the FY2015 budget

**Local Preference Policy** Applies  Exempt

**Explanation:** N/A



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Paula Mitchell

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

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

**Alternate Contact Person:** Chrystal Shaver

**Phone Number/Ext:** 319 286-5182

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

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

Motion setting a public hearing for April 14, 2015 to consider citizen input concerning community development needs and budget priorities for the City's annual entitlement programs, including the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME) Programs, in preparation for the creation of a new 5-year "Consolidated Plan" strategy document. CIP/DID #OB246513

### **Background:**

In January 2015, the City conducted broad public outreach to obtain citizen feedback regarding the community's housing and community development needs, priorities, and goals for the update to the City's 5-year Consolidated Plan. In addition to the required public hearing held January 27, 2015, the City reached out for citizen input in a variety of ways, including:

- A community survey, available in electronic and hard copy form, distributed through email, online and at the offices of local service providers.
- A stakeholder focus group meeting held January 22, 2015 at the African American Museum of Iowa.
- A public open house held January 22, 2015 at the City Services Center.

Opportunities for public participation were promoted using direct email to stakeholders, press releases, social media, and a guest editorial column, as well as through partnership with local service providers.

The City of Cedar Rapids is an "Entitlement Community" for the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs administered by the U.S. Department of Urban Development (HUD). This means Cedar Rapids qualifies (based upon population) to receive an annual allocation of CDBG and HOME funding directly from HUD for use in the community. Funds are allocated based on a formula that considers factors such as population, degree of poverty, and age of housing stock and are subject to the annual Congressional appropriations process. The 5-year "Consolidated Plan" establishes the overall community development needs, goals and objectives, as well as funding priorities, for the covered period. Each funded activity in the City's Annual Action Plan and program budget must correspond to a specific priority need identified in the Consolidated Plan.

This is the second of two required public hearings that are part of the five year strategic planning component of the "Consolidated Planning" process for the CDBG and HOME entitlement grant programs. The purpose of the hearing is to obtain citizen comments concerning:

1. The identification of local community development needs (both housing and non-housing, such as public improvements, services, and facilities, and economic development activities); and
2. Establishment of priority needs for budgeting purposes.

The plan will be published and made available for public comment on the City's web site, with a public notice published on or about March 28, 2015, for a required 30 day public comment period. The public hearing also provides additional opportunity for consultation with appropriate public and private agencies (State and other local agencies); social service agencies (regarding housing needs of children, seniors, persons with disabilities, homeless persons, etc.); and health/welfare agencies (regarding child-related lead based paint hazards and poisonings). This effort is specifically in regard to preparation of a 5-year "Consolidated Plan" strategy for the period from July 1, 2015 to June 30, 2016.

Following the public hearing, City Council will have an opportunity to consider adoption of the Consolidated Plan at the April 28, 2015 City Council meeting.

**Action / Recommendation:**

City staff recommends setting the public hearing.

**Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:**

The Consolidated Plan is due to HUD on May 15, 2015.

**Resolution Date:** N/A

**Estimated Presentation Time:** N/A

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

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

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

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

**Explanation (if necessary):**



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Paula Mitchell

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

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

**Alternate Contact Person:** Chrystal Shaver

**Phone Number/Ext:** 319 286-5182

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

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

Motion setting a public hearing for April 14, 2015 to consider public comments regarding identification of community development needs, program funding for development of proposed activities, and specific budget allocations for the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs, prior to adopting an Annual Action Plan for the period of July 1, 2015 to June 30, 2016. CIP/DID #OB246513

### **Background:**

A public hearing was held on January 28, 2015, to consider input regarding community development and housing needs prior to the development of the City's Annual Action Plan for Community Development Block Grant (CDBG) and HOME Investment Partnership Program funding.

The City of Cedar Rapids is an "Entitlement Community" for the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs administered by the U.S. Department of Urban Development (HUD). This means Cedar Rapids qualifies, based upon population, to receive an annual allocation of CDBG and HOME funding directly from HUD for use in the community. Funds are allocated based on a formula that considers factors such as population, degree of poverty, and age of housing stock, and are subject to the annual Congressional appropriations process. Funding for the program year July 1, 2015 – June 30, 2016 is expected to be \$1,025,249 for CDBG and \$270,425 for HOME. This is slightly lower than funding received in the current fiscal year, due to congressional cuts to discretionary funding.

The Annual Action Plan outlines activities to be undertaken with program budget allocations. Any activities undertaken must correspond to a specific priority need identified in the Consolidated Plan. Funding proposals are reviewed and recommendations made to City Council by the City's Grants and Programs Citizens Advisory Committee.

This is the second of two required public hearings that are part of the "Consolidated Planning" process for the CDBG and HOME entitlement grant programs. The purpose of the hearing is to obtain citizen comments concerning the specific activities proposed in the Annual Action Plan.

The public hearing also provides opportunity for consultation with appropriate public and private agencies, State and other local agencies; social service agencies, regarding housing needs of children, seniors, persons with disabilities, homeless persons, etc.; and health/welfare agencies,

regarding child-related lead based paint hazards and poisonings.

This effort is specifically in regard to preparation of an Annual Actual Plan for the period from July 1, 2015 to June 30, 2016. The Annual Action Plan will be available for public comment for 30 days beginning on March 28, 2015 and can be accessed on the City's web site. Following the public hearing, the City Council will have the opportunity to consider adoption of the Annual Action Plan at the April 28 City Council session.

**Action / Recommendation:**

City staff recommends setting the public hearing.

**Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:**

The Annual Action Plan is due to HUD on May 15, 2015.

**Resolution Date:** N/A

**Estimated Presentation Time:** N/A

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

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

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

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

**Explanation (if necessary):**

## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**Presenter at Meeting:** Sara Buck  
**Email:** s.buck@cedar-rapids.org

**Phone:** 319-286-5192

**Alternate Contact Person:** Chris Brodt  
**Email:** c.brodt@cedar-rapids.org

**Phone:** 319-286-5183

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

**Description of Agenda Item:**

Motion setting a public hearing for April 14, 2015 to consider amendments to the Section 8 Housing Choice Voucher (HCV) Program Public Housing Agency (PHA) 5-Year Plan Amendments, Annual Plan, and Administrative Plan, this includes the Family Self-Sufficiency Action Plan and the Homeownership Option Plan for the City of Cedar Rapids, Iowa. CIP/DID #OB363680

**Background:**

The City of Cedar Rapids Housing Services Office has been administering the Section 8 Housing Choice Voucher (HCV) as the Public Housing Authority (PHA) of Linn and Benton Counties for approximately 37 years. This program is federally funded by the U.S. Department of Housing & Urban Development (HUD) and is designed to accommodate very low-income families and individuals with rent assistance for decent, safe, and sanitary housing provided by private owners and rental agents. On average the program assists 1,200 families with rent assistance per year.

Annually HUD requires Public Housing Authorities to amend their 5-Year, Annual, and Administrative Plans to meet current regulation. Amendments must be listed and submitted to HUD along with any discretionary policy changes.

The changes to these plans will continue to be available for review until April 14, 2015 and forwarded to HUD on April 17, 2015.

**Proposed Change:**

- 5-Year Plan Amendment & Annual Plan
  - VAWA (Violence Against Women Act) Amendment – listing all activities, services, policies, partnerships, etc. to assist child or adult victims of domestic violence, dating violence, sexual assault, or stalking.
- Administrative Plan Changes
  - Regulatory – changes in income verification hierarchy, allowing official documents to be used as a more accurate verification than through

- employer written verification.
- Discretionary – Update the (NED) Non-elderly Disabled by adding the definition which reads: For income eligible families, whose head of household, spouse, or co-head is non-elderly (under the age of 62) and disabled.
- Discretionary – Update Chronically Homeless definition per HUD guidance to exclude the Continuum of Care definition, which can be restrictive as to the type of disability, to include a more general statement, to include any person with a disability.
- FSS Self Sufficiency Action Plan Changes
  - Update to reflect current funding allocation. Changing participants from 120 to 80.

**Action/Recommendation:**

Staff recommends setting the public hearing.

**Alternative Recommendation:**

City Council may table the motion and request more 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):**



## 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**     **Map**

Motion to set a public hearing for April 14, 2015 to consider the vacation and disposition of public ways and grounds described as a 60-foot wide strip of excess street right-of-way located at M Avenue NW westerly of 11<sup>th</sup> Street as requested by the Cedar Rapids Community School District in connection with the new Northwest Recreation Center. CIP/DID #ROWV-015517-2014

**Background:**

This vacation and disposition has been requested by the Cedar Rapids Community School District in order to accommodate the site plan and construction of the new Northwest Recreation Center (PRE069) at this location. The School District has requested that the \$1,000 application fee and land value for the vacated right-of-way be absorbed as a Northwest Recreation Center project cost (General Obligation Bonds – Fund 311), and an Easement for Utilities and Access will be granted to the City over a portion of the vacated right-of-way. This vacated right-of-way will be included in the lease agreement between the School District and the City for the new Northwest Recreation Center.

**Action / Recommendation:**

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

**Alternative to the Recommendation:**

Deny the request and require that the site plan for the new NW Recreation Center be revised.

**Time Sensitivity:** Normal

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

Public Hearing Date and possible 1<sup>st</sup> reading of Ordinance: April 14, 2015

2<sup>nd</sup> reading of Ordinance, possible 3<sup>rd</sup> reading and possible resolution passing: April 28, 2015

**Budget Information (if applicable):** General Obligation Bonds – Fund 311

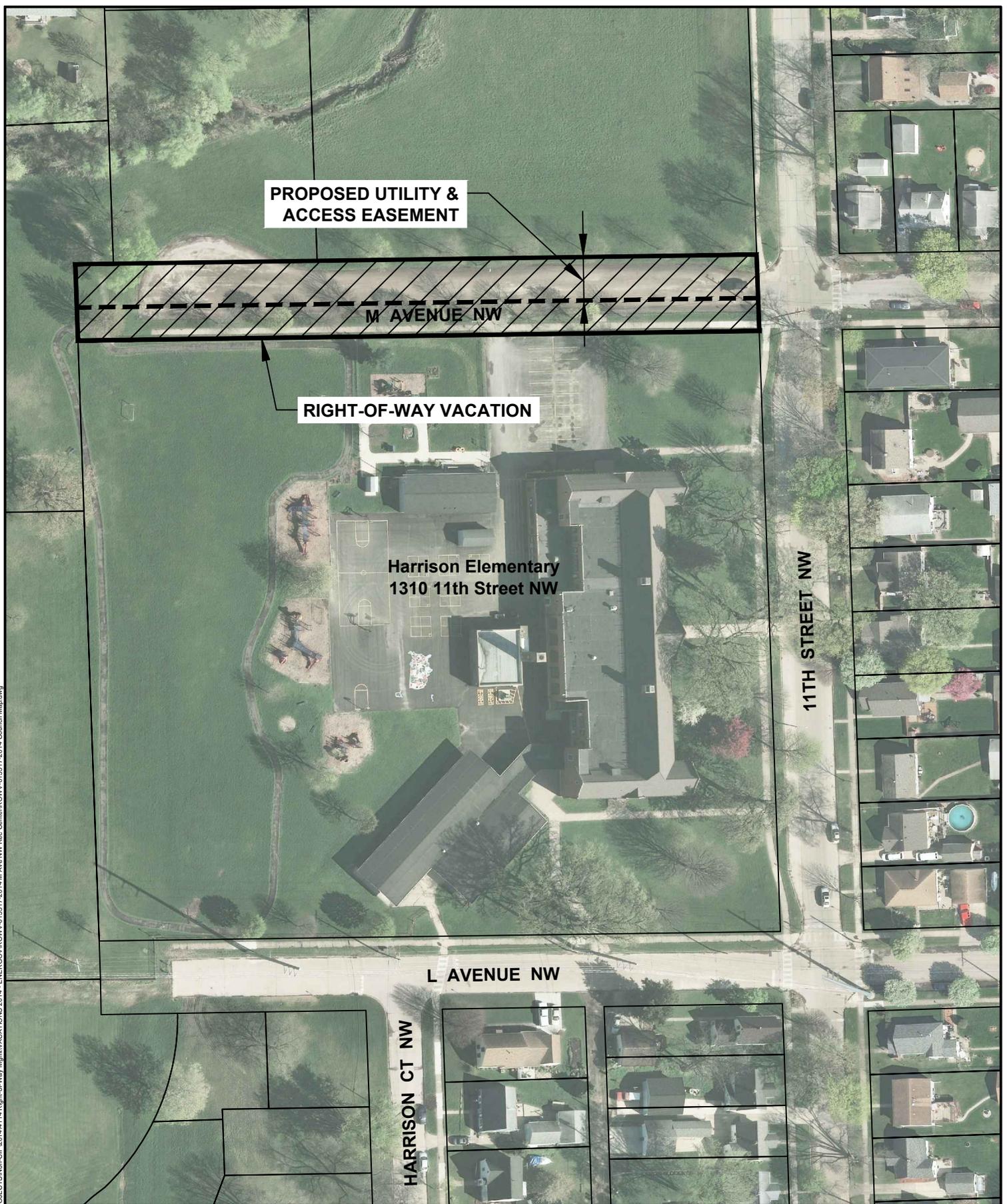
**Local Preference Policy**    Applies     Exempt

**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):**

Cadd File Name: W:\PROJECTS\Non-CIP\2014\114 Right-of-Way Mgmt\VACATIONS 2014 - ENERGY\ROWV-015517-2014.M Ave NW Rec. Center\ROWV-015517-2014 Council Map.dwg



**PROPOSED UTILITY & ACCESS EASEMENT**

**M AVENUE NW**

**RIGHT-OF-WAY VACATION**

**Harrison Elementary  
1310 11th Street NW**

**L AVENUE NW**

**HARRISON CT NW**

**11TH STREET NW**



**M AVENUE NW RIGHT-OF-WAY VACATION AND  
PROPOSED UTILITY AND ACCESS EASEMENT  
1310 11TH STREET NW**



ROWV-015517-2014



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** City Clerk

**Presenter at meeting:** Chief Wayne Jerman

**Phone Number/Ext:** 5374

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

**Alternate Contact Person:** Bridget McMenemy

**Phone Number/Ext:** 5272

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

**Description of Agenda Item:**

Motion assessing a \$1500 civil penalty for violation of the State Code regarding the sale of tobacco/vapor products to a minor against Hill Brothers Jiffy Mart, 1904 Mount Vernon Road SE.

**Background:**

The violation occurred on February 28, 2015. This was processed through the Clerk of the District Court and the store attendant was found guilty. The permit holder signed a consent to assessment and waived their hearing.

**Action / Recommendation:**

Access the civil penalty to continue the process for accurate record keeping/documentation.

**Alternative Recommendation:**

If the local authority does not pursue the civil penalty, the state will do so. However, they will also keep the money from the civil penalties. These permit holders have paid their civil penalties to the City of Cedar Rapids. Per Iowa State Code the civil penalties are mandatory.

**Time Sensitivity:**

Local licensing authorities will have 60 days from the time the underlying violation of selling tobacco to a minor is adjudicated before assessing the civil penalty against the retailer. If local authorities fail to act within 60 days, the prosecution is automatically transferred to the state. See Iowa Code § 453A.22(4).

**Resolution Date:** N/A

**Estimated Presentation Time:** 0



## COUNCIL AGENDA ITEM COVER SHEET

**Meeting Date:** 3/24/2015

**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. Buffalo Wild Wings, 2020 Edgewood Road SW;
- b. Dancers Ranch, 3000 6th Street SW;
- c. Emil's Hideaway, 222 Glenbrook Drive SE;
- d. Fat Wally's, 429 2nd Avenue SE;
- e. Fieldhouse Cedar Rapids, 1140 Blairs Ferry Road NE;
- f. Gatherings on the River, 50 2nd Avenue Bridge (new-3rd Floor Restaurant and catering in Veteran's Memorial building);
- g. Hawkeye Downs, 4400 6th Street SW;
- h. Hawkeye Downs Sinclair, 4713 6th Street SW;
- i. Hazzard County Saloon, 329 2nd Avenue SE;
- j. HuHot Mongolian Grill, 4444 1st Avenue NE, suite #560;
- k. Hy-Vee Drugstore #1, 1520 6th Street SW;
- l. Hy-Vee Gas #7, 3935 Blairs Ferry Road NE;
- m. Jersey's Pub & Grub, 5761 C Street SW;
- n. Kum & Go #517, 3132 1st Avenue NE;
- o. Popoli Ristorante & Sullivan's Bar, 101 3RD AVE SW;
- p. Roscoe's Pizza, 212 Edgewood Road NW;
- q. Shawn Ryan's Irish Pub, 715 2nd Avenue SE.

### 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:** 3/24/2015

Business Name/Address	Total Calls	Public Intox	Intox Driver	Disturbances
Buffalo Wild Wings - Edgewood 2020 EDGEWOOD RD SW	10	0	0	0
Dancers Ranch 3000 6TH ST SW	72	0	0	18
Emil's Hideaway 222 GLENBROOK DR SE	3	0	0	0
Fat Wally's 429 2ND AVE SE	4	0	0	1
Fieldhouse Cedar Rapids 1140 BLAIRS FERRY RD NE	11	0	0	2
Hawkeye Downs 4400 6TH ST SW	118	0	0	4
Hawkeye Downs Sinclair 4713 6TH ST SW	20	0	0	1
Hazzard County Saloon 329 2ND AVE SE	186	1	0	41
HuHot Mongolian Grill 4444 1ST AVE NE	52	0	0	11
Hy-Vee Drugstore #1 1520 6TH ST SW	113	0	2	6
Hy-Vee Gas #7 3935 BLAIRS FERRY RD NE	45	0	0	0
Jersey's Pub & Grub (C Street) 5761 C ST SW	24	0	0	0
Kum & Go #517 3132 1ST AVE NE	1124	0	0	12
Roscoe's Pizza	5	0	0	1

212 EDGEWOOD RD NW

Shawn Ryan's Irish Pub

715 2ND AVE SE

12 0 0 1

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance

**Presenter at meeting:** Casey Drew  
**Email:** c.drew@cedar-rapids.org

**Phone Number/Ext:** 286-5097

**Alternate Contact Person:**  
**Email:**

**Phone Number/Ext:**

**Description of Agenda Item:**

Resolution authorizing the Finance Department to issue payments to vendors for the various amounts and the payments to vendors is hereby appropriated from the different funds. CIP/DID #OB1143566

**Background:**

The bi-weekly listing of bills have been examined and approved by the proper departments.

**Action / Recommendation:**

Authorize the Finance department to issue payments.

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**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):**

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance/General Accounting Division

**Presenter at meeting:** Casey Drew

**Phone Number/Ext:** 286-5097

**Email:** c.drew@cedar-rapids.org

**Alternate Contact Person:**

**Phone Number/Ext:**

**Email:**

**Description of Agenda Item:**

Resolution authorizing the Finance Department to issue payroll checks.

**Background:**

The bi-weekly listing of Payrolls have been examined and approved by the proper departments.

**Action / Recommendation:**

Authorize the Finance department to issue payroll checks and appropriated from the different funds.

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**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):**

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance/General Accounting Division

**Presenter at meeting:** Casey Drew

**Phone Number/Ext:** 286-5097

**Email:** c.drew@cedar-rapids.org

**Alternate Contact Person:**

**Phone Number/Ext:**

**Email:**

**Description of Agenda Item:**

Resolution authorizing the Finance Department to transfer funds as per the Resolution listing.

**Background:**

The bi-weekly listing of Funds have been examined and approved by the proper departments.

**Action / Recommendation:**

Authorize the Finance department to transfer funds as per the Resolution listing.

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**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):**

REC	FIN
TED	CLK
FIR	VET
PD	WTR
TRS	WPC
EIA	STR

OB1143566

RESOLUTION NO.

TRANSFER OF FUNDS

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

Passed this 24<sup>th</sup> day of March, 2015.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

Journal Date	Journal ID #	Long Description	Account	Fund	Project	Debit / (Credit)
2015-02-28	AJEADS201	To transfer funds for income support to the Parks and Rec depts from fund 7876	571100	7876		244.00
2015-02-28	AJEADS201	To transfer funds for income support to the Parks and Rec depts from fund 7876	483001	101		(244.00)
	<b>AJEADS201 Total</b>					-
2015-02-28	AJEHJS201	To transfer funds of 90% LOST	483001	304	304224	(657,955.31)
2015-02-28	AJEHJS201	To transfer funds of 90% LOST	571100	7968	796833	657,955.31
	<b>AJEHJS201 Total</b>					-
2015-02-28	AJEHJS202	To transfer funds out of 353041 and close out project	571100	353	353041	1,312,611.27
2015-02-28	AJEHJS202	To transfer funds out of 353041 and close out project	483001	330	3300000004	(99,663.04)
2015-02-28	AJEHJS202	To transfer funds out of 353041 and close out project	483001	330	3300000002	(553,479.81)
2015-02-28	AJEHJS202	To transfer funds out of 353041 and close out project	571100	353	353041	553,479.81
2015-02-28	AJEHJS202	To transfer funds out of 353041 and close out project	483001	331	331000	(1,312,611.27)
2015-02-28	AJEHJS202	To transfer funds out of 353041 and close out project	571100	353	353041	99,663.04
	<b>AJEHJS202 Total</b>					-
2015-02-28	AJEKLN200	To transfer funds for payroll	483001	101		(43,174.67)
2015-02-28	AJEKLN200	To transfer funds for payroll	571100	330	3302500004	43,174.67
	<b>AJEKLN200 Total</b>					-
2015-02-28	AJEKLN201	To transfer funds for CDBG back	571100	101		40,017.21
2015-02-28	AJEKLN201	To transfer funds for CDBG back	483001	330	3302500003	(40,017.21)
	<b>AJEKLN201 Total</b>					-
2015-02-28	AJEMLT101	Transfer from Risk to debt funds to subsidize debt levy in FY16	571100	011	011000	407,121.41
2015-02-28	AJEMLT101	Transfer from Risk to debt funds to subsidize debt levy in FY16	483001	451		(513,020.97)
2015-02-28	AJEMLT101	Transfer from Risk to debt funds to subsidize debt levy in FY16	483001	458		(407,121.41)
2015-02-28	AJEMLT101	Transfer from Risk to debt funds to subsidize debt levy in FY16	571100	011	011000	513,020.97
	<b>AJEMLT101 Total</b>					-
2015-02-28	AJERRJ104	To transfer funds to 301995 for interest on staff time	571100	325	325008	0.01
2015-02-28	AJERRJ104	To transfer funds to 301995 for interest on staff time	483001	301	301995	(0.01)
	<b>AJERRJ104 Total</b>					-
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012127	(266.00)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	305	305127	(300.00)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	301998	(317.80)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012113	(319.20)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012114	(319.20)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012093	(435.40)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	301374	(474.30)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012087	(497.80)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012110	(755.60)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012111	(1,159.90)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012089	(1,342.70)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012091	(1,413.40)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012092	(1,509.70)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012124	(2,211.79)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012109	(2,486.89)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012125	(2,718.20)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012126	(3,883.77)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012090	(4,383.50)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012085	(4,543.02)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012098	(5,934.85)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012050	(6,443.00)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	301240	(8,164.20)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012086	(9,106.70)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012115	(10,774.28)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012082	(18,171.30)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012083	(18,936.05)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012081	(29,305.12)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012038	(31,568.80)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012120	(32,334.27)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

Journal Date	Journal ID #	Long Description	Account	Fund	Project	Debit / (Credit)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012080	(34,191.40)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	301695	(38,675.80)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012116	(44,767.63)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012121	(56,097.30)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012084	(62,662.30)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		0.30
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		2.66
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		21.50
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		118.50
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		136.80
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		162.00
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		175.28
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		228.00
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		266.00
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		300.00
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		317.80
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		319.20
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		319.20
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		435.40
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		474.30
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		497.80
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		755.60
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		1,159.90
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		1,342.70
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		1,413.40
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		1,509.70
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		2,211.79
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		2,486.89
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		2,718.20
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		3,883.77
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		4,383.50
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		4,543.02
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		5,934.85
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		6,443.00
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		8,164.20
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		9,106.70
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		10,774.28
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		18,171.30
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		18,936.05
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		29,305.12
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		31,568.80
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		32,334.27
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		34,191.40
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		38,675.80
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		44,767.63
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		56,097.30
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	571100	7970		62,662.30
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012122	(0.30)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012043	(2.66)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012094	(21.50)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012008	(118.50)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012095	(136.80)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012117	(162.00)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012123	(175.28)
2015-02-28	AJERRJ201	To transfer funds of Streets LOST	483001	301	3012112	(228.00)
	<b>AJERRJ201 Total</b>					<b>0.00</b>

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

Journal Date	Journal ID #	Long Description	Account	Fund	Project	Debit / (Credit)	
2015-02-28	AJERRJ202	To transfer funds for position 2522 Jan 2015	483001	101		(10,814.89)	
2015-02-28	AJERRJ202	To transfer funds for position 2522 Jan 2015	571100	7957		10,814.89	
	<b>AJERRJ202 Total</b>						-
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	571100	301	301995	1,475.80	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	325	325050	(47.90)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304110	(390.00)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304141	(880.80)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304160	(105.90)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304224	(1,076.90)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304255	(76.00)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304355	(304.00)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304363	(166.10)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304378	(1,957.70)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304390	(231.20)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304396	(187.40)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304421	(3,510.00)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304423	(47.90)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304424	(224.40)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304425	(1,216.50)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	571100	671		10,944.10	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	325	325008	(1,226.80)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	325	325012	(139.90)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	325	325020	(10.20)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	325	325044	(51.00)	
2015-02-28	PWSTAFF	To transfer funds PW Staff time December and record associated charges	483001	304	304060	(569.30)	
	<b>PWSTAFF Total</b>						-
2015-02-28	RECUR008	To transfer funds from road use tax	483001	101		(939,295.83)	
2015-02-28	RECUR008	To transfer funds from road use tax	483001	301	3012034	(15,500.00)	
2015-02-28	RECUR008	To transfer funds from road use tax	571100	7300		958,833.33	
2015-02-28	RECUR008	To transfer funds from road use tax	483001	101		(4,037.50)	
	<b>RECUR008 Total</b>						-
2015-02-28	RECUR010	To transfer funds of property tax revenue for Police and Fire Health Services	483001	101		(23,452.55)	
2015-02-28	RECUR010	To transfer funds of property tax revenue for Police and Fire Health Services	571100	211		1,789.18	
2015-02-28	RECUR010	To transfer funds of property tax revenue for Police and Fire Health Services	483001	101		(1,789.18)	
2015-02-28	RECUR010	To transfer funds of property tax revenue for Police and Fire Health Services	571100	221		23,452.55	
	<b>RECUR010 Total</b>						-
2015-02-28	RECUR014	To transfer funds of property tax revenue for health benefits	571100	240		857,988.83	
2015-02-28	RECUR014	To transfer funds of property tax revenue for health benefits	483001	101		(857,988.83)	
	<b>RECUR014 Total</b>						-
2015-02-28	RECUR016	To transfer funds of property tax revenue for FICA	571100	240		189,551.17	
2015-02-28	RECUR016	To transfer funds of property tax revenue for FICA	483001	101		(189,551.17)	
	<b>RECUR016 Total</b>						-
2015-02-28	RECUR017	To transfer funds of property tax revenue for IPERS	571100	240		189,556.33	
2015-02-28	RECUR017	To transfer funds of property tax revenue for IPERS	483001	101		(189,556.33)	
	<b>RECUR017 Total</b>						-
2015-02-28	RECUR106	To transfer funds of property tax revenue to police and fire for pension costs	571100	221		210,921.63	
2015-02-28	RECUR106	To transfer funds of property tax revenue to police and fire for pension costs	571100	211		142,706.08	
2015-02-28	RECUR106	To transfer funds of property tax revenue to police and fire for pension costs	483001	101		(210,921.63)	
2015-02-28	RECUR106	To transfer funds of property tax revenue to police and fire for pension costs	483001	101		(142,706.08)	
	<b>RECUR106 Total</b>						-
2015-02-28	RECUR124	To transfer funds for City Hall or City Services facilities projects	571100	085	085201	12,500.00	
2015-02-28	RECUR124	To transfer funds for City Hall or City Services facilities projects	483001	330	PWE006	(12,500.00)	
	<b>RECUR124 Total</b>						-
2015-02-28	RECUR131	To transfer funds for debt payments	571100	448		30,481.61	
2015-02-28	RECUR131	To transfer funds for debt payments	483001	447		(23,433.86)	
2015-02-28	RECUR131	To transfer funds for debt payments	571100	447		5,021.81	

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

Journal Date	Journal ID #	Long Description	Account	Fund	Project	Debit / (Credit)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	446		(288.50)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	450		(29,762.08)
2015-02-28	RECUR131	To transfer funds for debt payments	571100	451		50,915.20
2015-02-28	RECUR131	To transfer funds for debt payments	483001	452		(33,087.69)
2015-02-28	RECUR131	To transfer funds for debt payments	571100	452		5,105.79
2015-02-28	RECUR131	To transfer funds for debt payments	483001	453		(18,324.58)
2015-02-28	RECUR131	To transfer funds for debt payments	571100	454		39,707.44
2015-02-28	RECUR131	To transfer funds for debt payments	483001	455		(122.50)
2015-02-28	RECUR131	To transfer funds for debt payments	571100	456		10,708.33
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7993		3,125.19
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7508		96,047.95
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7503		493.75
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7523		3,866.39
2015-02-28	RECUR131	To transfer funds for debt payments	483001	532		(105,604.31)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	532		(77,411.67)
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7516		4,449.71
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7515		32,598.50
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7965		21,362.97
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7522		6,713.45
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7501		166,926.31
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7521		26,793.69
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7526		19,868.29
2015-02-28	RECUR131	To transfer funds for debt payments	571100	631		77,411.67
2015-02-28	RECUR131	To transfer funds for debt payments	483001	692		(25,575.67)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	572		(85,986.29)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	552		(23,933.54)
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7525		33,743.16
2015-02-28	RECUR131	To transfer funds for debt payments	483001	542		(6,775.62)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	632		(28,992.64)
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7506		2,742.80
2015-02-28	RECUR131	To transfer funds for debt payments	571100	7520		36,591.83
2015-02-28	RECUR131	To transfer funds for debt payments	483001	437		(42,264.38)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	438		(55,659.79)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	440		(39,668.38)
2015-02-28	RECUR131	To transfer funds for debt payments	571100	440		15,326.69
2015-02-28	RECUR131	To transfer funds for debt payments	483001	439		(20,160.42)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	443		(29,113.54)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	442		(6,285.92)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	445		(28,108.33)
2015-02-28	RECUR131	To transfer funds for debt payments	483001	444		(9,564.20)
2015-02-28	RECUR131	To transfer funds for debt payments	571100	444		121.38
	<b>RECUR131 Total</b>					(0.00)
2015-02-28	RECUR143	To transfer funds for the Risk Manager and Attorney Salary	483001	101		(15,916.67)
2015-02-28	RECUR143	To transfer funds for the Risk Manager and Attorney Salary	483001	101		(8,761.88)
2015-02-28	RECUR143	To transfer funds for the Risk Manager and Attorney Salary	571100	011		24,678.55
	<b>RECUR143 Total</b>					-
2015-02-28	RECUR144	To transfer funds for attorney and Nurse Salary	571100	012		22,105.02
2015-02-28	RECUR144	To transfer funds for attorney and Nurse Salary	483001	101		(4,825.00)
2015-02-28	RECUR144	To transfer funds for attorney and Nurse Salary	483001	101		(17,280.02)
	<b>RECUR144 Total</b>					-
2015-02-28	RECUR158	To transfer funds from hotel motel	571100	7401		103,028.26
2015-02-28	RECUR158	To transfer funds from hotel motel	571100	7401		3,750.00
2015-02-28	RECUR158	To transfer funds from hotel motel	483001	572		(37,500.00)
2015-02-28	RECUR158	To transfer funds from hotel motel	483001	552		(23,933.54)
2015-02-28	RECUR158	To transfer funds from hotel motel	483001	532		(37,830.83)
2015-02-28	RECUR158	To transfer funds from hotel motel	483001	440		(3,763.89)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

Journal Date	Journal ID #	Long Description	Account	Fund	Project	Debit / (Credit)
2015-02-28	RECUR158	To transfer funds from hotel motel	483001	101		(1,666.67)
2015-02-28	RECUR158	To transfer funds from hotel motel	483001	101		(2,083.33)
	<b>RECUR158 Total</b>					(0.00)
2015-02-28	RECUR173	To transfer funds from TIF to SSMID Downtown District	571100	7501		14,826.58
2015-02-28	RECUR173	To transfer funds from TIF to SSMID Downtown District	483001	7701		(16,882.75)
2015-02-28	RECUR173	To transfer funds from TIF to SSMID Downtown District	571100	7525		1,512.25
2015-02-28	RECUR173	To transfer funds from TIF to SSMID Downtown District	571100	7520		543.92
	<b>RECUR173 Total</b>					-
2015-02-28	RECUR178	To transfer funds for shared administrative position	571100	081		3,263.73
2015-02-28	RECUR178	To transfer funds for shared administrative position	483001	071		(3,263.73)
	<b>RECUR178 Total</b>					-
2015-02-28	RECUR181	To transfer funds from Utilities to City Manager for position 2590 and \$2k in discretionary expenses relating to Communication Services	571100	621		6,224.30
2015-02-28	RECUR181	To transfer funds from Utilities to City Manager for position 2590 and \$2k in discretionary expenses relating to Communication Services	483001	101		(6,224.30)
	<b>RECUR181 Total</b>					-
2015-02-28	RECUR186	To transfer funds from TIF to SSMID Medical District	483001	7703		(12,288.50)
2015-02-28	RECUR186	To transfer funds from TIF to SSMID Medical District	571100	7525		2,408.75
2015-02-28	RECUR186	To transfer funds from TIF to SSMID Medical District	571100	7520		3,548.58
2015-02-28	RECUR186	To transfer funds from TIF to SSMID Medical District	571100	7521		6,331.17
	<b>RECUR186 Total</b>					-
2015-02-28	RECUR188	To transfer funds from Water to Development Services for Position 1009 and \$2k for discretionary expenses	571100	621		7,982.38
2015-02-28	RECUR188	To transfer funds from Water to Development Services for Position 1009 and \$2k for discretionary expenses	483001	101		(7,982.38)
	<b>RECUR188 Total</b>					-
2015-02-28	RECUR189	To transfer funds from WPC for future Economic Development contribution	571100	611		41,667.00
2015-02-28	RECUR189	To transfer funds from WPC for future Economic Development contribution	571100	101		20,833.00
2015-02-28	RECUR189	To transfer funds from WPC for future Economic Development contribution	483001	7957		(20,833.00)
2015-02-28	RECUR189	To transfer funds from WPC for future Economic Development contribution	483001	7957		(41,667.00)
	<b>RECUR189 Total</b>					-
2015-02-28	RECUR191	Funding from Transit to Police for Security at GTC	483001	101		(4,166.67)
2015-02-28	RECUR191	Funding from Transit to Police for Security at GTC	571100	661		4,166.67
	<b>RECUR191 Total</b>					-
	<b>Grand Total</b>					(0.00)

## Council Agenda Item Cover Sheet

**Council Meeting Date:** 3/24/15

**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:** (insert same wording as used on agenda summary)

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

### **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:** 3/24/15

**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., April 22, 2015.

Passed this 24th day of March, 2015.

City of Cedar Rapids  
Solid Waste & Recycling Department  
Intent To Assess List  
2-12-15 - 2-12-15

Date	Customer #	GPN#/ Parcel	First Name	Last Name	House	Street	Quad	Lot	Block	Amount	Flood Zone
2/12/2015	A01837	142913600400000	Elvis	Bernauer	909	C Ave	NW	4	1	\$ 394.50	
										<u>\$ 394.50</u>	

## Council Agenda Item Cover Sheet

Consent Agenda       Regular Agenda

**Council Meeting Date:** March 24, 2015

**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 – 42 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:** 3/24/15

**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 28<sup>th</sup> day of April, 2015 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., April 28, 2015.

Passed this 24<sup>th</sup> day of March, 2015.

## LIEN INTENTS (SPECIAL ASSESSMENTS) 3/24/15

		LIEN INTENTS 3/24/15	
#		Balance Due	Premise Address
1		\$ 124.11	142 WESTVIEW DR NW
2		\$ 139.02	220 CAMELOT PL, ROBINS, IA
3		\$ 111.60	232 BOICE RD NW
4		\$ 89.56	390 26TH ST SE
5		\$ 86.90	410 6TH AVE SW
6		\$ 228.96	518 35TH ST SE
7		\$ 73.99	620 COLTON CIR NE #1
8		\$ 48.56	624 26TH ST SE
9		\$ 104.93	640 20TH AVE SW
10		\$ 67.99	735 35TH ST NE
11		\$ 216.83	809 15TH ST SE
12		\$ 362.55	825 18TH ST SE
13		\$ 285.59	835 10TH ST SW
14		\$ 72.93	900 30TH ST SE
15		\$ 218.53	909 BELMONT PKWY NW
16		\$ 210.61	915 8TH AVE SW
17		\$ 88.32	1117 3RD AVE SW
18		\$ 342.16	1225 HAROLD DR SE
19		\$ 208.88	1246 4TH AVE SE
20		\$ 181.94	1310 22ND AVE SW
21		\$ 136.54	1338 J AVE NE
22		\$ 62.39	1359 H AVE NE
23		\$ 207.99	1436 BEVER AVE SE
24		\$ 101.93	1439 BEVER AVE SE
25		\$ 185.40	1521 PARKWOOD LN NE
26		\$ 239.09	1551 PARK AVE SE
27		\$ 232.57	1603 8TH AVE SE
28		\$ 237.64	1640 23RD ST NW
29		\$ 161.61	1700 ARIZONA AVE NE
30		\$ 132.73	1835 4TH AVE SE
31		\$ 772.66	2021 GRANDE AVE SE
32		\$ 78.46	2024 FRANKLIN AVE NE
33		\$ 268.51	2320 FRUITLAND BLVD SW
34		\$ 90.44	2912 1ST AVE NE
35		\$ 112.49	3000 SPRUCE AVE SE
36		\$ 113.20	3102 FALCON VIEW CT SW
37		\$ 201.88	3206 PRAIRIE DR NE
38		\$ 204.51	3218 BEVER AVE SE
39		\$ 41.37	3603 QUEEN DR SW #6
40		\$ 47.74	3772 H AVE NE
41		\$ 145.66	5320 MIDWAY DR NW
42		\$ 386.98	5712 ADDISON AVE NE
		<b>\$ 8,153.05</b>	<b>Grand Total</b>
		<b>42</b>	<b>Number of Properties</b>
		<b>\$ 41.37</b>	<b>Balance Due - Low</b>
		<b>\$ 772.66</b>	<b>Balance Due - High</b>



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 24<sup>th</sup> day of March, 2015.

## SPECIAL ASSESSMENTS (TO BE LIENED) 3/24/15

		<b>SPECIAL ASSESSMENTS 3/24/15</b>	
		<b>LIEN INTENTS 1/27/15</b>	
<b>#</b>		<b>Balance Due</b>	<b>Premise Address</b>
1		\$ 207.57	129 35TH ST DR SE
2		\$ 303.84	206 15TH ST NW
3		\$ 289.07	289 SUSSEX DR NE
4		\$ 108.91	405 13TH ST NW
5		\$ 92.30	418 18TH ST SE
6		\$ 68.75	711 3RD AVE SE
7		\$ 206.19	722 F AVE NW #1
8		\$ 205.86	814 H AVE NW
9		\$ 116.72	818 CAMBURN CT SE
10		\$ 210.87	911 A AVE NW
11		\$ 199.87	1120 C AVE NW
12		\$ 160.64	1132 18TH AVE SW
13		\$ 116.08	1145 18TH AVE SW
14		\$ 304.75	1425 3RD AVE SE
15		\$ 108.42	1441 4TH AVE SE
16		\$ 241.28	1515 14TH AVE SW
17		\$ 105.09	1605 14TH AVE SW
18		\$ 400.78	1741 RICHMOND RD NE
19		\$ 347.51	2432 11TH AVE SE
20		\$ 114.28	2454 C ST SW
21		\$ 158.99	3212 O AVE NW - UPPER
22		\$ 95.09	3340 HENDERSON AVE SE
23		\$ 52.37	4311 1ST AVE SE
		<b>\$ 4,215.23</b>	<b>Grand Total</b>
		<b>23</b>	<b>Number of Properties</b>
		<b>\$ 52.37</b>	<b>Balance Due - Low</b>
		<b>\$ 400.78</b>	<b>Balance Due - High</b>



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 24<sup>th</sup> day of March, 2015.

## SPECIAL ASSESSMENTS (TO BE LIENED) 3/24/15

		SPECIAL ASSESSMENTS 3/24/15	
		LIEN INTENTS 2/10/15	
#		Balance Due	Premise Address
1	\$	42.62	204 4TH AVE SW
2	\$	129.22	217 5TH ST NW
3	\$	358.05	421 17TH ST NE
4	\$	201.77	519 17TH ST NE
5	\$	59.79	621 21ST AVE SW
6	\$	240.37	705 BRODERICK DR NE #C
7	\$	283.67	932 21ST AVE SW
8	\$	231.75	1048 29TH ST NE
9	\$	1,109.48	1100 1ST ST SW
10	\$	100.39	1106 9TH ST SE
11	\$	106.14	1129 I AVE NE
12	\$	220.48	1131 I AVE NE
13	\$	293.16	1394 G AVE NE
14	\$	204.14	1552 C AVE NE
15	\$	196.04	2487 2ND ST SW
16	\$	197.74	3209 SUE LN NW
17	\$	185.21	5250 HARBET AVE NW
18	\$	148.99	5841 MUIRFIELD DR SW #5
	\$	<b>4,309.01</b>	<b>Grand Total</b>
		<b>18</b>	<b>Number of Properties</b>
	\$	<b>42.62</b>	<b>Balance Due - Low</b>
	\$	<b>1,109.48</b>	<b>Balance Due - High</b>



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**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 snow removal charges – seventeen (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 9.11 and Ordinance 036-08.

For services between January 14, 2015 and February 11, 2015, sixteen (16) property owners did not submit payment for invoices issued due to a violation of the City's snow removal ordinance. Property owners were notified 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 \$3632.

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 the work performed.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 Minutes

**Budget Information (if applicable):** PW Operating – Snow & Ice Control

**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 Ordinance 036-08 and Municipal Code Chapter 9.11, Clearing of Snow from Sidewalk;

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 \$3632, 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	375 19TH ST SE	Angela K Kucharski	194.00	1/14/2015	142216002700000	STS_0004 8434
2	6940 ROLLING RIDGE CT SW	Andrew McConnell	194.00	1/14/2015	191640100800000	STS_0004 8438
3	1632 1ST AVE NW	David D Redmond	194.00	1/15/2015	142925801000000	STS_0004 8443
4	1333 HAROLD DR SE	Champion Custom Homes LLC	194.00	1/15/2015	142525302900000	STS_0004 8455
5	1705 FOX TRAIL DR NE	Ryan D & Joan L Paulson	264.00	1/16/2015	112847701100000	STS_0004 8702
6	4508 WHITE PINE DR NE	Adam C & Brandon M Young	264.00	1/16/2015	140547600300000	STS_0004 8706
7	5330 GORDON AVE NW	Derek S Swenson	194.00	1/19/2015	132618600800000	STS_0004 8707
8	1527 BEVER AVE SE	Nicholas A Freno	194.00	2/9/2015	142230101000000	STS_0004 9318
9	124 PARK CT SE	William R Hennessey & Son Inc	194.00	2/9/2015	142221100700000	STS_0004 9319
10	1841 GRANDE AVE SE	Creative Equity LC Series 32	194.00	2/9/2015	142215400100000	STS_0004 9320
11	345 19TH ST SE	Creative Equity LC Series 32	194.00	2/9/2015	142215400100000	STS_0004 9321
12	1015 8TH ST SE	Chris & Kathryn M Pyle	194.00	2/9/2015	142723901500000	STS_0004 9323
13	500 38TH ST NE	Kristen MacFarlane	194.00	1/14/2015	141011101100000	STS_0004 8437
			194.00	2/9/2015	141011101100000	STS_0004 9326

#	Service Location	Name	Amount	Service Date	GPN	Invoice
14	1100 10TH ST NW	GOF LLC	194.00	2/10/2015	142043301100000	STS_0004 9327
15	1120 C AVE NW	Theron J Watts & Debra Sanders	194.00	2/10/2015	142920101200000	STS_0004 9328
16	3864 JOHNSON AVE NW	James L Willis Jr	194.00	2/10/2015	132515502200000	STS_0004 9330
17	54 FLORIDA CT SW	John and Kathleen Dulle Rev Trust; Michael W & Sharie J Sawyer	194.00	2/11/2015	191610501500000	STS_0004 9340

Passed this 24<sup>th</sup> day of March, 2015.



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**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 - nuisance property abatement charges – two (2) properties.

**Background:**

The Finance Department is responsible for the billing and collection of charges incurred by the Police Department for violations of Cedar Rapids Municipal Code Chapter 22A and Ordinance 002-13, Nuisance Properties.

The properties in question were designated Nuisance Properties, with notice issued as outlined in Chapter 22A. Founded calls for service occurred between December 8, 2014 and January 22, 2015. Costs were billed to the property owners and included notice that unpaid costs would be assessed against the property. The levied amount totals \$5736.82.

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:** March 24, 2015

**Estimated Presentation Time:** 0 Minutes

**Budget Information (if applicable):** Police Department

**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 two (2) properties for nuisance abatement according to Municipal Code Chapter 22A, Nuisance Properties.

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 \$5736.82, 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	1607 5TH AVE SE	Wesley G Gourley & Christine A Josephson	96.82	12/8/2014	142243400500000	PD_NA_000 48011
2	1446 GOLFVIEW DR NE	Sherry L Keller	5,640.00	1/22/2015	141022901700000	PD_NA_000 48882

Passed this 24<sup>th</sup> day of March, 2015.

## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**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 Assessment for delinquent utility service charges, including industrial waste and Iowa sales tax.

**Background:**

The Finance Department, in an attempt to collect delinquent utility charges for property located at 4120 Booth St SW, is filing an assessment against property located at 205 Locust St SW in Hopkinton, Iowa based on Iowa Code section 384.84.

Collection attempts, including past-due notices, phone calls, and emails have been ignored. Utility services at the Booth Street location were terminated 10/08/13. Property owners were notified by letter that if payment was not made the charges would be levied against their Hopkinton property and collected in the same manner as property taxes. The levied amount totals \$52,231.52.

Following approval of the Special Assessment Resolution, the delinquent information will be certified to the Delaware 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 Assessments.

**Alternative Recommendation:**

Should the City Council decide not to approve the resolution, the City will likely not be reimbursed for services provided.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 Minutes

**Budget Information (if applicable):** WPC Operating

**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 based on Iowa Code section 384.84. This is for delinquent utility service charges, including industrial waste and Iowa sales tax, for the Cedar Rapids property listed below.

WHEREAS, notice of assessment was given by mailing to the owners of the property on January 27, 2015.

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 Hopkinton property listed below for a total amount of \$52,231.52, which has been invoiced and is on file with the Finance Department, and

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

Service Location: 4120 Booth St SW, Cedar Rapids, Iowa  
GPN: 19044-77001-00000  
Legal Description: P.O.S. #479 Parcel A Str/Lb  
Service Dates: 6/01/2010 – 7/31/2010  
Invoices: 10109156 and 10108420  
Amount Due: \$52,231.52

Assessed Location: 205 Locust St SW, Hopkinton, Iowa  
Parcel Number: 610000602100  
Legal Description: H.A. Carter Add Lts 1 to 6 Blk 5

Passed this 24<sup>th</sup> day of March, 2015.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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**     **Public Hearing**     **Regular Agenda**

Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area. CIP/DID #OB283396

### **Background:**

Based on recent TIF legislation, Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area is necessary in order to fund new activities through tax increment revenues within the designated area. Specifically redevelopment proposals under consideration by City Council, the activities include:

- Previously approved financial assistance of the Avril House located at 616 4th Avenue SE;
- Previously approved financial assistance of the Great Furniture Mart located at 600 and 616 1<sup>st</sup> Street SE;
- Previously approved financial assistance of CRST located at 201 1<sup>st</sup> Street SE;
- Previously approved financial assistance of the Green Development Sokol project located at 417 3<sup>rd</sup> Street SE;
- Previously approved financial assistance of Coventry Lofts located at 211 and 213 1<sup>st</sup> Avenue SE;

The Central Urban Renewal Area was established 1966 (formerly known as the Civic Center Urban Renewal Plan) to clarify development objectives for the existing Urban Renewal Area. The Central Urban Renewal Area was established to contribute to a diversified, well-balanced economy providing for development of commercial, office, and residential facilities within the district, resulting in the creation of new supporting employment opportunities and strengthening the tax base.

The process to amend the Central Urban Renewal Area plans includes the following steps:

- 03/24/2015 Set public hearing
- 04/07/2015 Consultation with affected taxing agencies
- 04/14/2015 Public Hearing

**Action / Recommendation:**

City staff recommends approval of resolution.

**Alternative Recommendation:**

Table and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** N/A

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

**Local Preference Policy** Applies  Exempt

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

RESOLUTION NO.

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A  
PUBLIC HEARING AND CONSULTATION WITH AFFECTED TAXING  
ENTITIES ON THE PROPOSED AMENDMENT NO. 3 TO THE SECOND  
AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE CENTRAL  
URBAN RENEWAL AREA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City of Cedar Rapids and that rehabilitation, conservation, redevelopment, development, or combination thereof, of these areas are necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa law and has caused there to be prepared a proposed Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan ("Plan") for the Central Urban Renewal Area described therein, which proposed Plan is attached hereto as Exhibit A; and

WHEREAS, this Urban Renewal Area includes and consists of an area legally described as follows:

Beginning at a point at the intersection of the easterly right-of-way line of Fifth Street SE and the southerly right-of-way line of Fifth Avenue SE being the Point of Beginning; thence Southwesterly along said southerly right-of-way line of the Fifth Avenue SE to a point of intersection with the easterly right-of-way line of Fourth Street SE; thence Southeasterly along said easterly right-of-way line of Fourth Street SE to a point of intersection with the southerly right-of-way line of Ninth Avenue SE; thence Southwesterly along said southerly right-of-way line of Ninth Avenue SE to a point of intersection with the east bank of the Red Cedar River; thence Northwesterly along the east bank of the Cedar River to the southerly right-of-way line of Eighth Avenue SE; thence Southwesterly along said southerly right-of-way line of Eighth Avenue SE to a point of intersection with the southerly right-of-way line of Diagonal Drive SW; thence Westerly along said southerly right-of-way line of Diagonal Drive SW to its intersection with the westerly right-of-way line of First Street SW; thence Northwesterly along said westerly right-of-way line of First Street SW to a point of intersection with the southerly right-of-way line of Fourth Avenue SW; thence Westerly along said southerly right-of-way line of Fourth Avenue SW to a point of intersection with the westerly right-of-way line of Second Street SW; thence Northwesterly along said westerly right-of-way line of Second Street SW to a point of intersection with the northerly right-of-way line of Second Avenue SW; thence Northeasterly along said northerly right-of-way line of Second Avenue SW to a point of intersection with the westerly right-of-way line of the alley located between First Street SW and Second Street SW; thence Northwesterly along said westerly right-of-way line of the alley located between First Street SW and Second Street SW to a point of intersection with the southerly right-of-way line of vacated A Avenue NW; thence Westerly along said southerly right-of-way line of vacated A Avenue NW to a point of intersection with the easterly vacated right-of-way line of Second Street NW; thence Northwesterly along said easterly vacated right-of-way line of Second Street NW to a point of intersection with the southerly right-of-way line of E Avenue NW; thence Westerly along said southerly right-of-way line of E Avenue NW to a point of intersection with the westerly right-of-way line of Third Street NW; thence Northerly along said

westerly right-of-way line of Third Street NW to a point of intersection with the northerly right-of-way line of I Avenue NW; thence Easterly along said northerly right-of-way line of I Avenue NW to a point of intersection with the westerly right-of-way line of First Street NW; thence Northerly along said westerly right-of-way line of First Street NW to a point of intersection with the southerly right-of-way line of the Chicago and Northwestern Railroad; thence Easterly along said southerly right-of-way line of the Chicago and Northwestern Railroad to a point of intersection with the easterly bank of the Red Cedar River; thence Southerly along said easterly bank of the Red Cedar River to a point of intersection with the southerly right-of-way line of vacated D Avenue NE; thence Easterly along said southerly right-of-way line of vacated D Avenue NE to a point of intersection with the easterly property line of Lot 2 of Auditor's Plat No. 208; thence Southerly and southeasterly along the easterly property lines of Fractional Blocks 14 and 15, Original Town to a point of intersection with the westerly extension of the northerly right-of-way line of the alley located one hundred and forty feet northerly of B Avenue NE; thence Northeasterly along the northerly right-of-way line of said alley located one hundred and forty feet northerly of B Avenue NE extended to a point of intersection with the easterly right-of-way line of Second Street NE; thence Southeasterly along said easterly right-of-way line of Second Street NE to a point of intersection with the northerly right-of-way line of B Avenue NE; thence Northeasterly along said northerly right-of-way of B Avenue NE to a point of intersection with the easterly right-of-way line of Third Street NE; thence Southeasterly along said easterly right-of-way line of Third Street NE to the northerly right-of-way line of the alley first located one hundred and forty feet northerly of A Avenue NE; thence Northeasterly along said northerly right-of-way line of the alley first located one hundred and forty feet northerly of A Avenue NE to Fourth Street NE; thence Southeasterly along said easterly right-of-way line of Fourth Street NE to a point of intersection with the northerly alley right-of-way line first located one hundred and forty feet northerly of First Avenue East; thence Northeasterly along said northerly alley right-of-way line first located one hundred and forty feet northerly of First Avenue East to a point of intersection with the easterly right-of-way line of Fifth Street NE; thence Southeasterly along said easterly right-of-way line of Fifth Street NE to the Point of Beginning.

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the Urban Renewal Area covered by the Urban Renewal Plan, and shall outline the general scope of the urban renewal project activities under consideration, with a copy of said notice also being mailed to each affected taxing entity.

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

1. That a public hearing shall be held on the proposed Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area before City Council at its meeting which commences at 12:00 P.M. on April 14, 2015 in the Council Chambers, City Hall, Cedar Rapids, Iowa.

2. That the City Clerk is authorized and directed to publish notice of this public hearing in the *Cedar Rapids Gazette*, once on a date not less than four (4) nor more than twenty (20) days before the date of said public hearing, and to mail a copy of said notice by ordinary mail to each affected taxing entity.
3. That the consultation on the proposed Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area required by Section 403.5(2) of the Code of Iowa, as amended, shall be held at 8:00 A.M. on the 7th day of April, 2015, in the Kranse Conference Room in the Community Development Department at City Hall, Cedar Rapids, Iowa, and the Development Director, or other person as designated by the Director, is hereby appointed to serve as the designated representative of the City for purposes of conducting said consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).
4. That the City Clerk is authorized and directed to cause a notice of said consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1A), along with a copy of the proposed Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area.
5. That the proposed Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area, attached hereto as Exhibit A, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area referred to in said notices for the purposes of such consultation and hearing and that a copy of said Plan shall be placed on file in the office of the City Clerk.

Passed this 24th day of March, 2015.



**AMENDMENT NO. 3 TO THE SECOND AMENDED AND RESTATED  
URBAN RENEWAL PLAN FOR THE  
CENTRAL URBAN RENEWAL AREA**

**As Approved by City Council**

**Resolution No. \_\_\_\_\_**

Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401

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  - 1.1 Purpose and Background
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- 2.0 RENEWAL ACTIVITIES AND PROPOSED PROJECTS
- 3.0 PROPERTY ACQUISITION/DISPOSITION
- 4.0 EFFECTIVE DATE

### **1.0 INTRODUCTION**

#### **1.1 Purpose and Background**

The purpose and intent of this *Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area* (the "Amendment") is to provide current information on such subjects as proposed projects, types of renewal activities and the disposition of property for the Central Urban Renewal Area.

This Amendment is intended to augment and update the Urban Renewal Plan for the Central Urban Renewal Area as indicated above. All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

#### **1.2 Central Urban Renewal Plan Amendments**

Section 11.0 of the Urban Renewal Plan for the Central Urban Renewal Area provides that the Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law.

Amendment No. 3 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area is consistent with this provision.

### **2.0 PROPOSED URBAN RENEWAL PROJECT ACTIVITIES**

In accordance with recent amendments to Chapter 403 of the Code of Iowa, the Urban Renewal

Plan for the Central Urban Renewal Area is amended to add the following subsection 5.1, entitled "Proposed Urban Renewal Project Activities":

**5.1 Proposed Urban Renewal Project Activities**

The following urban renewal project activities are expected to be undertaken:

Previously approved financial assistance of the Avril House located at 616 4th Avenue SE;
Previously approved financial assistance of the Great Furniture Mart located at 600 and 616 1 <sup>st</sup> Street SE;
Previously approved financial assistance of CRST located at 201 1 <sup>st</sup> Street SE;
Previously approved financial assistance of the Green Development Sokol project located at 417 3 <sup>rd</sup> Street SE;
Previously approved financial assistance of Coventry Lofts located at 211 and 213 1 <sup>st</sup> Avenue SE;

**3.0 PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements as set forth in the Urban Renewal Plan and pursuant to the Code of Iowa, as amended, for the acquisition and disposition of property.

**4.0 EFFECTIVE DATE**

This Amendment No. 3 to the Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area shall be deemed to be effective upon the adoption of a City Council Resolution approving the said amended Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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**       **Public Hearing**       **Regular Agenda**

Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area. CIP/DID #OB283396

### **Background:**

Based on recent TIF legislation, Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area is necessary in order to fund new activities through tax increment revenues within the designated area. Specifically redevelopment proposals under consideration by City Council, the activities include:

- Previously approved financial assistance of Kingston Lofts located at 200, 210, and 212 3<sup>rd</sup> Avenue SW;

The Consolidated Central Urban Renewal Area was established in 2000 to provide a comprehensive approach for redevelopment and revitalization of established blighted areas which surround the Cedar Rapids downtown area. In addition the Urban Renewal Area was established to plan and provide for commercial, office, open-space, industrial, and residential development consistent with City land use and development policies and regulations.

The process to amend the Consolidated Central Urban Renewal Area plans includes the following steps:

- 03/24/2015 Set public hearing
- 04/07/2015 Consultation with affected taxing agencies
- 04/14/2015 Public Hearing

### **Action / Recommendation:**

City staff recommends approval of resolution.

### **Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** N/A

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

**Local Preference Policy** Applies  Exempt

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

RESOLUTION NO.

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A  
PUBLIC HEARING AND CONSULTATION WITH AFFECTED TAXING  
ENTITIES ON THE PROPOSED AMENDMENT NO. 6 TO THE AMENDED AND  
RESTATED URBAN RENEWAL PLAN FOR THE CONSOLIDATED CENTRAL  
URBAN RENEWAL AREA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City of Cedar Rapids and that rehabilitation, conservation, redevelopment, development, or combination thereof, of these areas are necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa law and has caused there to be prepared a proposed Amendment No. 6 to the Amended and Restated Urban Renewal Plan ("Plan") for the Consolidated Central Urban Renewal Area described therein, which proposed Plan is attached hereto as Exhibit A; and

WHEREAS, this Urban Renewal Area includes and consists of an area legally described as follows:

Beginning at a point on the southerly right-of-way line of 3rd Avenue SW at its intersection with the Red Cedar River;

Thence north and northwesterly along and parallel to the west bank of the Red Cedar River to the northeasterly corner of Lot 16 of Auditors Plat 156; thence southwesterly along the north line of said Lot extended to the west right-of-way line of Ellis Boulevard NW; thence southerly along said right-of-way to the north right-of-way line of Ellis Lane NW; thence west-southwesterly along said right-of-way extended to the northwesterly point of intersection of 11th Street NW extended; thence southerly along the westerly right-of-way of said Street to a point of intersection with the southerly right-of-way line of N Avenue NW, thence westerly along said Avenue right-of-way to the point of intersection with the easterly line of Lot 22; Emery's 2nd Addition; thence southerly along the said east lot line extended to the northerly right-of-way line of M Avenue NW; thence easterly along the northerly right-of-way of said Avenue to the point of intersection with the westerly right-of-way line of 11th Street NW; thence southerly along the westerly right-of-way of said Street to a point of intersection with the southerly right-of-way line of I Avenue NW; thence easterly along the southerly right-of-way of said Avenue to the westerly point of the intersection with the westerly right-of-way line of 10th Street NW; thence southerly along the westerly right-of-way line of said Street to the point of intersection with the southerly right-of-way line of E Avenue NW; thence westerly along the southerly right-of-way line of said Avenue to the westerly point of the intersection with the westerly right-of-way line of 11th Street NW thence south along the westerly right-of-way of said Street to its point of intersection with the south right-of-way line I Avenue NE; thence easterly along said south right-of-way line to its point of intersection with the east line of Lot 17; Belmont Park subdivision thence south along the said east line extended to its intersection with the south right-of-way line of E Avenue NW; thence west along said south right-of-way line to its intersection with the west right-of-way line of 11th Street NW; thence south and

southeasterly along said west right-of-way to its intersection with the northwesterly right-of-way line of 2nd Avenue SW; thence southerly along the westerly right-of-way of 11th Street NW to the southwesterly point of intersection with the southerly right-of-way line of 3rd Avenue SW; thence easterly along the southerly right-of-way line of said Avenue to its intersection with the Chicago and Northwestern railroad tracks; thence southerly along said Railroad right-of-way to the point of intersection with the northerly right-of-way line of 8th Avenue SW; thence westerly along the northerly right-of-way of said Avenue to the point of intersection with the westerly right-of-way line of 15th Street SW; thence southerly along the westerly right-of-way line of said Street to the point of intersection with the southerly right-of-way line of 14th Avenue SW; thence easterly along the southerly right-of-way line of said Avenue extended to the point of intersection with the westerly right-of-way line of the Chicago and Northwestern railroad tracks; thence southwesterly along the westerly right-of-way line of said railroad tracks to the point of intersection with the northerly right-of-way line of Wilson Avenue SW; thence east along the north right-of-way line of said Avenue to the point of intersection with the westerly right-of-way line of 3rd Street SW; thence north along the west right-of-way line of said Street to the intersection with the southerly right-of-way line of 18th Avenue SW; thence east along said right-of-way line to the intersection of the south right-of-way line 17th Avenue SW extended; thence northeasterly along said right-of-way line to the intersection of the easterly right-of-way line of Barbar Street W; thence north along said right-of-way to the intersection of the northerly right-of-way line of D Street SW; thence southeasterly along said right-of-way to the intersection with the southerly right-of-way line of 18th Avenue SW; thence northeasterly along said right-of-way line to the intersection of the easterly right-of-way line of C Street SW; thence southeasterly along said right-of-way line to the intersection of the southerly right-of-way line of Hawthorne Drive SW; thence east along the extension of said right-of-way to the southwesterly bank of the Red Cedar River; thence north and northwesterly along the said river bank to the easterly right-of-way line of the Chicago Rock Island and Pacific Railroad; thence northwesterly along said right-of-way to the intersection of the northeasterly bank of the Red Cedar River; thence northeasterly along said river bank to the intersection of a line extending southward along the westerly right-of-way of the alley abutting 16th Avenue SE; thence north along said extended right-of-way to the intersection of the southerly right-of-way line of 15th Avenue SE; thence easterly along said right-of-way to a point approximately 300 feet east of 18th Street SE; thence north along a parcel line to the intersection of the northerly right-of-way line of 12th Avenue SE; thence east along said right-of-way line to the easterly right-of-way line of 19th Street SE, continuing east along the south line of Lot 22, Burtons Irregular Survey to the southeast corner of said Lot 22; thence north along the east line of Burtons Irregular Survey to the northerly right-of-way line of Mt. Vernon Road SE; thence east along said right-of-way line to the intersection of the easterly right-of-way line of 19th Street SE; thence north along said right-of-way line to the intersection of the extended south right-of-way line of Ridgewood Terrace SE; thence west along said right-of-way line extended to the intersection of the southerly right-of-way line of 3rd Avenue SE and the extended northerly right-of-way line of 18th Street SE; thence northwesterly along the northerly right-of-way line of said 18th Street SE to the intersection of the northerly right-of-way line of 1st Avenue East; thence southwesterly along the said right-of-way line to the intersection of the easterly right-of-way line of 18th Street NE; thence northwesterly along the said right-of-way line the intersection of the north right-of-way line of D Avenue NE; thence southwesterly along said right-of-way to the intersection of the easterly right-of-way line of 17th Street NE; thence northwesterly along said right-of-way to the intersection of the southerly right-of-way line of F Avenue NE; thence northeasterly along said right-of-way

170 feet; thence northwesterly from said point 32 feet to the centerline of said F Avenue SE; thence northeasterly along said centerline 130 feet to the intersection of the extended east lot line of Lot 3, Block 18, Green and College Addition; thence southeasterly along said easterly lot line to a point 10 feet southerly of the south lot line of said Lot 3, Block 18, Green and College Addition; thence northeasterly along a line perpendicular to the east lot line of Lot 3, Block 18, Green and College Addition to the intersection of the extended west lot line of Lot 6, Block 18, Green and College Addition; thence northwesterly 10 feet to the southwest corner of Lot 6, Block 18, Green and College Addition; thence northeasterly along the south lot line of said Lot 6 to the intersection of the westerly right-of-way line of 18th Street SE; thence southeasterly along said right-of-way 10 feet to the intersection of the centerline of the alley of the vacated alley between E Avenue NE and F Avenue NE; thence northeasterly along the extended centerline of said alley to the intersection of the easterly right-of-way line of 19th Avenue SE; thence southeasterly along said right-of-way 10 feet to the extended southerly right-of-way line of said vacated alley; thence northeasterly 480 feet along the extended southerly right-of-way line of said vacated alley to the intersection of the west boundary of Cedar Rapids School District property; thence northwesterly along said west property boundary to the south right-of-way line of the C.M. St. P. & P. Railroad; thence northeasterly along the south right-of-way of said Railroad to the intersection of the west right-of-way line of 20th Street NE; thence northwesterly along said right-of-way to intersection of the northerly right-of-way line of K Avenue NE; thence southwesterly and west along said right-of-way line to the intersection of the north extension of the east lot line of Lot 37, Block 8, Mound Farm; thence south along the north extension of said east lot line to the intersection of the north right-of-way line of J Avenue NE; thence westerly along said right-of-way line to the intersection of the north extension of the west lot line Lot 3, Block 8, Bells Addition; thence south along the said extended west property line to the intersection of the south right-of-way line of the vacated alley south of J Avenue NE; thence easterly along the south right-of-way line of said vacated alley to the intersection of the northerly right-of-way line of I Avenue NE; thence southwesterly and west along said right-of-way to the intersection of the east right-of-way line 17th Street NE; thence northerly along said right-of-way to the intersection of the north right-of-way line of J Avenue NE; thence westerly along said right-of-way to the intersection of the east right-of-way line of Oakland Road NE; thence north along said right-of-way to the intersection of the east extension of the northerly lot lines of Lots 1 through 8, Auditors Plat Number 63; thence westerly along the said extended northerly lot lines to the intersection of the east right-of-way line of Center Point Road NE; thence northerly along said right-of-way line to the intersection of the north right-of-way line of 29th Street NE; thence westerly along said right-of-way line to the intersection of the east right-of-way line of Interstate 380; thence southerly along said right-of-way to the intersection of the north right-of-way line of J Avenue NE; thence westerly and northwesterly along said right-of-way to the intersection of the north extension of the northwesterly boundary of Mohawk Park; thence southwesterly along the said extended boundary of Mohawk Park to the northeasterly bank of the Red Cedar River; thence southeasterly along the said northeasterly bank of the Red Cedar River to the Chicago, Northwestern railroad bridge; thence northeasterly approximately 1,200 feet to the intersection with the north extension of the westerly right-of-way line of 5th Street NE extended at the north right-of-way line the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence northeasterly along said railroad right-of-way to the intersection of the west right-of-way line of Center Point Road NE at Coe Road NE; thence southwesterly along the south right-of-way line of said Coe Road NE to the intersection with the west right-of-way line of 12th Street NE at the north right-of-way line of the Chicago,

Milwaukee, St. Paul and Pacific Railroad; thence along the said north railroad right-of-way line to the intersection with the north extension of the westerly right-of-way line of 10th Street NE; thence southeasterly along said right-of-way line to the intersection of the northerly right-of-way line of the alley between 3rd Avenue SE and 4th Avenue SE; thence southwesterly along said alley right-of-way to the intersection of the easterly right-of-way line of 5th Street SE; thence southeasterly along said right-of-way to the intersection of the southerly right-of-way of 5th Avenue SE; thence southwesterly along said right-of-way to the intersection of the easterly right-of-way of 4th Street SE; thence southeasterly along said right-of-way to the intersection of the southerly right-of-way line of 9th Avenue SE and the easterly right-of-way of the Chicago, Rock Island and Pacific Railroad; thence southwesterly along said right-of-way line to the intersection of the southerly right-of-way line of 9th Avenue SE and the easterly bank of the Red Cedar River; thence northwesterly along said easterly bank to the intersection of the southerly right-of-way line of 8th Avenue SE; thence southwesterly along said right-of-way line to the intersection of the southerly right-of-way of Diagonal Drive SW; thence northwesterly along said right-of-way to the intersection of the westerly right-of-way of 1st Street SW; thence northwesterly along said right-of-way to the intersection of the southerly right-of-way line of 4th Avenue SW; thence southwesterly along said right-of-way to the intersection of the westerly right-of-way line of 3rd Street SW; thence northwesterly along said right-of-way line to the intersection of the southerly right-of-way line of 3rd Avenue SW; thence northeasterly along said right-of-way to the point of beginning.

Excepting therefrom the following area:

The easterly 42.1 feet of Lot 3 and all Lots 4 through 10; Carpenters Second Addition to the Town of Cedar Rapids, Linn County, Iowa.

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the Urban Renewal Area covered by the Urban Renewal Plan, and shall outline the general scope of the urban renewal project activities under consideration, with a copy of said notice also being mailed to each affected taxing entity.

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

1. That a public hearing shall be held on the proposed Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area before City Council at its meeting which commences at 12:00 P.M. on April 14, 2015 in the Council Chambers, City Hall, Cedar Rapids, Iowa.

2. That the City Clerk is authorized and directed to publish notice of this public hearing in the *Cedar Rapids Gazette*, once on a date not less than four (4) nor more than twenty (20) days before the date of said public hearing, and to mail a copy of said notice by ordinary mail to each affected taxing entity.
3. That the consultation on the proposed Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area required by Section 403.5(2) of the Code of Iowa, as amended, shall be held at 8:00 A.M. on the 7th day of April, 2015, in the Kranse Conference Room in the Community Development Department at City Hall, Cedar Rapids, Iowa, and the Development Director, or other person as designated by the Director, is hereby appointed to serve as the designated representative of the City for purposes of conducting said consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).
4. That the City Clerk is authorized and directed to cause a notice of said consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1A), along with a copy of the proposed Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area.
5. That the proposed Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area, attached hereto as Exhibit A, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area referred to in said notices for the purposes of such consultation and hearing and that a copy of said Plan shall be placed on file in the office of the City Clerk.

Passed this 24th day of March, 2015.



**AMENDMENT NO. 6 TO THE AMENDED AND RESTATED  
URBAN RENEWAL PLAN FOR THE  
CONSOLIDATED CENTRAL URBAN RENEWAL AREA**

**As Approved by City Council**

**Resolution No. \_\_\_\_\_**

Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401

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  - 1.2 Central Urban Renewal Plan Amendments
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- 3.0 PROPERTY ACQUISITION/DISPOSITION
- 4.0 EFFECTIVE DATE

### **1.0 INTRODUCTION**

#### **1.1 Purpose and Background**

The purpose and intent of this *Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area* (the "Amendment") is to provide current information on such subjects as proposed projects, types of renewal activities and the disposition of property for the Consolidated Central Urban Renewal Area.

This Amendment is intended to augment and update the Urban Renewal Plan for the Consolidated Central Urban Renewal Area as indicated above. All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

#### **1.2 Consolidated Central Urban Renewal Plan Amendments**

Section 11.0 of the Urban Renewal Plan for the Consolidated Central Urban Renewal Area provides that the Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law.

Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area is consistent with this provision.

### **2.0 PROPOSED URBAN RENEWAL PROJECT ACTIVITIES**

In accordance with recent amendments to Chapter 403 of the Code of Iowa, the Urban Renewal

Plan for the Consolidated Central Urban Renewal Area is amended to add the following subsection 5.1, entitled "Proposed Urban Renewal Project Activities":

**5.1 Proposed Urban Renewal Project Activities**

The following urban renewal project activities are expected to be undertaken:

Previously approved financial assistance of Kingston Lofts located at 200, 210, and 212 3 <sup>rd</sup> Avenue SW
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**3.0 PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements as set forth in the Urban Renewal Plan and pursuant to the Code of Iowa, as amended, for the acquisition and disposition of property.

**4.0 EFFECTIVE DATE**

This Amendment No. 6 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area shall be deemed to be effective upon the adoption of a City Council Resolution approving the said amended Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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**       **Public Hearing**       **Regular Agenda**

Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area. CIP/DID #OB41576

### **Background:**

Based on recent TIF legislation, Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area is necessary in order to fund new activities through tax increment revenues within the designated area. Specifically, this Amendment updates the Urban Renewal Plan to reflect:

- Removal of 1103 and 1201 Blairs Ferry Road NE from the Council Street Urban Renewal Area

The Council Street Urban Renewal area was established in 2003 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 Highway 100 in the City of Cedar Rapids.

The process to amend the Council Street Urban Renewal Area plans includes the following steps:

- 03/24/2015 Set public hearing
- 04/07/2015 Consultation with affected taxing agencies
- 04/14/2015 Public Hearing

### **Action / Recommendation:**

City staff recommends approval of resolution.

### **Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** N/A

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

**Local Preference Policy** Applies  Exempt

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

RESOLUTION NO.

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A  
PUBLIC HEARING AND CONSULTATION WITH AFFECTED TAXING  
ENTITIES ON THE PROPOSED AMENDMENT NO. 2 TO THE URBAN  
RENEWAL PLAN FOR THE COUNCIL STREET URBAN RENEWAL AREA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City of Cedar Rapids and that rehabilitation, conservation, redevelopment, development, or combination thereof, of these areas are necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa law and has caused there to be prepared a proposed Amendment No. 2 to the Urban Renewal Plan ("Plan") for the Council Street Urban Renewal Area described therein, which proposed Plan is attached hereto as Exhibit A; and

WHEREAS, this Urban Renewal Area includes and consists of an area legally described as follows:

Beginning at the southwest corner of the intersection of Council Street NE and Collins Road NE (the Point of Beginning); thence westerly along the south right-of-way line for Collins Road NE approximately 390 feet to the prolongation of the west property line of Lot 3; Steitzers Addition; thence northerly along the said west property line approximately 560 feet to the north right-of-way line for 51<sup>st</sup> Street NE; thence west along said west property line approximately 560 feet to the north right-of-way line for 5<sup>th</sup> Street NE; thence west along said north right-of-way line approximately 200 feet to the southwest corner of Lot 1; Rapaports North Addition; thence north along the west boundaries of Rapaports North Addition and Midland First Addition and prolongation of said west boundaries approximately 1,050 feet to the north line for the Chicago, Milwaukee, St. Paul, and Pacific Railroad right of way; thence easterly along the north line of said railroad right-of-way approximately 220 feet to a point 311.70 feet westerly of the west right-of-way line for Council Street NE; thence north approximately 1,000 feet to the north right-of-way line for Blairs Ferry Road NE; thence easterly along said north right-of-way line approximately 4,850 feet to the northeast corner of the intersection of said north right-of-way line of Blairs Ferry NE and the southerly right-of-way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad; thence southwesterly along the south right-of-way line for said railroad approximately 3,520 feet to the northwest corner of Lot 2; Milwaukee Industrial Park 8<sup>th</sup> Addition; thence south along the west boundary of Milwaukee Industrial Park 8<sup>th</sup> Addition, Milwaukee Industrial Park 6<sup>th</sup> Addition, and Milwaukee Industrial Park 4<sup>th</sup> Addition and the prolongation of said west boundary line approximately 1,100 feet to the south right of way line for Park Place NE; thence west along said south right of way line approximately 580 feet to the southeast corner of Park Place NE and Duffy Drive NE; thence south along the east right-of-way line for Duffy Drive NE approximately 191 feet; thence west approximately 260 feet thence south approximately 63 feet thence west approximately 130 feet to the east right of way line for Council Street NE thence south along said east right of way line approximately 420 feet to the Point of Beginning

LESS

IRR SUR NW 3-83-7 N OF RR 9(LESS W 328' N 538.7') & (LESS ST) & (LESS E 244' BNG N 376.7' MEAS ON W LN) & (LESS LEHIGH PORTLAND CEMENT CO) STR/LB 2

AND

NASH FINCH 1<sup>ST</sup> STR/LB 1

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the Urban Renewal Area covered by the Urban Renewal Plan, and shall outline the general scope of the urban renewal project activities under consideration, with a copy of said notice also being mailed to each affected taxing entity.

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

1. That a public hearing shall be held on the proposed Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area before City Council at its meeting which commences at 12:00 P.M. on April 14, 2015 in the Council Chambers, City Hall, Cedar Rapids, Iowa.
2. That the City Clerk is authorized and directed to publish notice of this public hearing in the *Cedar Rapids Gazette*, once on a date not less than four (4) nor more than twenty (20) days before the date of said public hearing, and to mail a copy of said notice by ordinary mail to each affected taxing entity.
3. That the consultation on the proposed Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area required by Section 403.5(2) of the Code of Iowa, as amended, shall be held at 8:00 A.M. on the 7th day of April, 2015, in the Krans Conference Room in the Community Development Department at City Hall, Cedar Rapids, Iowa, and the Development Director, or other person as designated by the Director, is hereby appointed to serve as the designated representative of the City for purposes of conducting said consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).
4. That the City Clerk is authorized and directed to cause a notice of said consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1A), along with a copy of the proposed Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area.

5. That the proposed Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area, attached hereto as Exhibit A, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area referred to in said notices for the purposes of such consultation and hearing and that a copy of said Plan shall be placed on file in the office of the City Clerk.

Passed this 24th day of March, 2015.



**AMENDMENT NO. 2 TO THE  
URBAN RENEWAL PLAN FOR THE  
COUNCIL STREET URBAN RENEWAL AREA**

**As Approved by City Council**

**Resolution No. \_\_\_\_\_**

Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401

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- 4.0 EFFECTIVE DATE

### **1.0 INTRODUCTION**

#### **1.1 Purpose and Background**

The purpose and intent of this *Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area* (the "Amendment") is to provide current information on such subjects as proposed projects, types of renewal activities and the disposition of property for the Council Street Urban Renewal Area.

This Amendment is intended to augment and update the Urban Renewal Plan for the Council Street Urban Renewal Area as indicated above. All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

#### **1.2 Council Street Urban Renewal Plan Amendments**

Section 11.0 of the Urban Renewal Plan for the Council Street Urban Renewal Area provides that the Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law.

Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area is consistent with this provision.

### **2.0 PROPOSED URBAN RENEWAL PROJECT ACTIVITIES**

In accordance with recent amendments to Chapter 403 of the Code of Iowa, the Urban Renewal

Plan for the Council Street Urban Renewal Area is amended to add the following subsection 5.1, entitled "Proposed Urban Renewal Project Activities":

**5.1 Proposed Urban Renewal Project Activities**

The following urban renewal project activities have been undertaken:

Removal of 1103 and 1201 Blairs Ferry Road NE from the Council Street Urban Renewal Area
--

**3.0 PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements as set forth in the Urban Renewal Plan and pursuant to the Code of Iowa, as amended, for the acquisition and disposition of property.

**4.0 EFFECTIVE DATE**

This Amendment No. 2 to the Urban Renewal Plan for the Council Street Urban Renewal Area shall be deemed to be effective upon the adoption of a City Council Resolution approving the said amended Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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**       **Public Hearing**       **Regular Agenda**

Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area. CIP/DID #OB170214

### **Background:**

Based on recent TIF legislation, Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area is necessary in order to fund new activities through tax increment revenues within the designated area. Specifically redevelopment proposals under consideration by City Council, the activities include:

- Previously approved financial assistance to fund C Avenue NE improvements

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.

The process to amend the Village Urban Renewal Area plans includes the following steps:

- 03/24/2015 Set public hearing
- 04/07/2015 Consultation with affected taxing agencies
- 04/14/2015 Public Hearing

### **Action / Recommendation:**

City staff recommends approval of resolution.

### **Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** N/A

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

**Local Preference Policy** Applies  Exempt

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

RESOLUTION NO.

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A  
PUBLIC HEARING AND CONSULTATION WITH AFFECTED TAXING  
ENTITIES ON THE PROPOSED AMENDMENT NO. 2 TO THE URBAN  
RENEWAL PLAN FOR THE ROCKWELL COLLINS URBAN RENEWAL AREA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City of Cedar Rapids and that rehabilitation, conservation, redevelopment, development, or combination thereof, of these areas are necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa law and has caused there to be prepared a proposed Amendment No. 2 to the Urban Renewal Plan ("Plan") for the Rockwell Collins Urban Renewal Area described therein, which proposed Plan is attached hereto as Exhibit A; and

WHEREAS, this Urban Renewal Area includes and consists of an 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.

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the

hearing, shall generally identify the Urban Renewal Area covered by the Urban Renewal Plan, and shall outline the general scope of the urban renewal project activities under consideration, with a copy of said notice also being mailed to each affected taxing entity.

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

1. That a public hearing shall be held on the proposed Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area before City Council at its meeting which commences at 12:00 P.M. on April 14, 2015 in the Council Chambers, City Hall, Cedar Rapids, Iowa.
2. That the City Clerk is authorized and directed to publish notice of this public hearing in the *Cedar Rapids Gazette*, once on a date not less than four (4) nor more than twenty (20) days before the date of said public hearing, and to mail a copy of said notice by ordinary mail to each affected taxing entity.
3. That the consultation on the proposed Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area required by Section 403.5(2) of the Code of Iowa, as amended, shall be held at 8:00 A.M. on the 7th day of April, 2015, in the Kranse Conference Room in the Community Development Department at City Hall, Cedar Rapids, Iowa, and the Development Director, or other person as designated by the Director, is hereby appointed to serve as the designated representative of the City for purposes of conducting said consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).
4. That the City Clerk is authorized and directed to cause a notice of said consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1A), along with a copy of the proposed Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area.
5. That the proposed Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area, attached hereto as Exhibit A, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area referred to in said notices for the purposes of such consultation and hearing and that a copy of said Plan shall be placed on file in the office of the City Clerk.

Passed this 24th day of March, 2015.



**AMENDMENT NO. 2 TO THE  
URBAN RENEWAL PLAN FOR THE  
ROCKWELL COLLINS URBAN RENEWAL AREA**

**As Approved by City Council**

**Resolution No. \_\_\_\_\_**

Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401

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- 4.0 EFFECTIVE DATE

### **1.0 INTRODUCTION**

#### **1.1 Purpose and Background**

The purpose and intent of this *Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area* (the "Amendment") is to provide current information on such subjects as proposed projects, types of renewal activities and the disposition of property for the Rockwell Collins Urban Renewal Area.

This Amendment is intended to augment and update the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area as indicated above. All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

#### **1.2 Rockwell Collins Urban Renewal Plan Amendments**

Section 11.0 of the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area provides that the Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law.

Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area is consistent with this provision.

### **2.0 PROPOSED URBAN RENEWAL PROJECT ACTIVITIES**

In accordance with recent amendments to Chapter 403 of the Code of Iowa, the Urban Renewal

Plan for the Rockwell Collins Urban Renewal Area is amended to add the following subsection 5.1, entitled "Proposed Urban Renewal Project Activities":

**5.1 Proposed Urban Renewal Project Activities**

The following urban renewal project activities are expected to be undertaken:

Previously approved financial assistance to fund C Avenue NE improvements
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**3.0 PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements as set forth in the Urban Renewal Plan and pursuant to the Code of Iowa, as amended, for the acquisition and disposition of property.

**4.0 EFFECTIVE DATE**

This Amendment No. 2 to the Urban Renewal Plan for the Rockwell Collins Urban Renewal Area shall be deemed to be effective upon the adoption of a City Council Resolution approving the said amended Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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**     **Public Hearing**     **Regular Agenda**

Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 1 to the Urban Renewal Plan for the Technology Park Urban Renewal Area. CIP/DID #OB615106

### **Background:**

Based on recent TIF legislation, Amendment No. 1 to the Urban Renewal Plan for the Technology Park Urban Renewal Area is necessary in order to fund new activities through tax increment revenues within the designated area. Specifically redevelopment proposals under consideration by City Council, the activities include:

- Previously approved financial assistance to fund Acme Graphics at 320 49<sup>th</sup> Avenue Drive SW

The Technology Park Urban Renewal area was established in 2005 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 Highway 30 in the City of Cedar Rapids.

The process to amend the Technology Park Urban Renewal Area plans includes the following steps:

- 03/24/2015 Set public hearing
- 04/07/2015 Consultation with affected taxing agencies
- 04/14/2015 Public Hearing

### **Action / Recommendation:**

City staff recommends approval of resolution.

### **Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** N/A

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

**Local Preference Policy** Applies  Exempt

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



RESOLUTION NO.

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A  
PUBLIC HEARING AND CONSULTATION WITH AFFECTED TAXING  
ENTITIES ON THE PROPOSED AMENDMENT NO. 4 TO THE URBAN  
RENEWAL PLAN FOR THE TECHNOLOGY PARK URBAN RENEWAL AREA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City of Cedar Rapids and that rehabilitation, conservation, redevelopment, development, or combination thereof, of these areas are necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa law and has caused there to be prepared a proposed Amendment No. 4 to the Urban Renewal Plan ("Plan") for the Technology Park Urban Renewal Area described therein, which proposed Plan is attached hereto as Exhibit A; and

WHEREAS, this Urban Renewal Area includes and consists of an area legally described as follows:

Beginning at the section center of Section 10, Township 82 North, Range 7 West:

Thence North to intersection with the north right of way line of Highway 30; thence Easterly along said north right of way line Highway 30 and west bound ramp to intersection with the west right of way line of C Street SW; thence North along said west right of way line C Street SW to intersection with the northerly line of Chicago and Northwestern railroad right of way; thence Easterly along said northerly railroad right of way to intersection with the easterly line of abandoned Cedar Rapids and Iowa City Railroad right of way; thence Southerly along said east right of way line of abandoned Cedar Rapids and Iowa City Railroad to intersection with the northerly right of way line of Ely Road SW; thence Easterly along said north line Ely Road SW to intersection with the easterly right of way line of Ely Road SW, where road runs north and south; thence Southerly along east line of Ely Road SW and old Ely Road SW to intersection with the south line of Northwest ¼ Section 11, Township 82 North, Range 7 West; thence Westerly along said ¼ section line to the Northwest corner of the Northwest ¼ of the Southwest ¼ of Section 11, Township 82 North, Range 7 West; thence Southerly along West ¼ section line to the intersection with south right of way line Highway 30; thence Easterly along said south right of way line Highway 30 and east bound ramp to intersection with the westerly right of line of abandoned Cedar Rapids and Iowa City Railroad; thence Southerly along said right of way line of abandoned Cedar Rapids and Iowa City Railroad to intersection with the south line of Southwest ¼ Section 11, Township 82 North, Range 7 West; thence West along said ¼ section line to intersection with the easterly right of way line of C Street SW; thence South along said east right of way line to the intersection with the south right of way line of 76<sup>th</sup> Avenue SW; thence West along said south right of way line of 76<sup>th</sup> Avenue SW to the intersection with the west right of way line of Interstate 380; thence North along said west right of way of Interstate 380 to the intersection with the north right of way line of 76<sup>th</sup> Avenue SW; thence East along said north right of way line 2597.82 feet; thence North 1° 37' 34" West 8.80 feet; thence in a northerly direction along a curve concave southeasterly, a distance

of 87.67 feet to the point of tangency, said curve having a central angle of 15° 13' 18", a radius of 330.00 feet, and a long chord having a length of 87.41 feet which bears North 5° 59' 05" East; thence North 13° 35' 44" East 16.54 feet; thence in a northerly direction along a curve concave northwesterly, a distance of 71.73 feet to the point of tangency, said curve having a central angle of 15° 13' 18", a radius of 270.00 feet, and a long chord having a length of 71.52 feet which bears North 5° 59' 05" East; thence North 1° 37' 34" West 40.24 feet; thence North 89° 51' 30" East 60.00 feet to the east quarter-quarter section line of the southwest quarter of the southeast quarter of Section 16 Township 82 North Range 7 West; thence South 1° 37' 34" East along said quarter-quarter section line 227.66 feet to the north right of way line of 76th Avenue SW, thence East along said north right of way line to the intersection with the east boundary line of the west ½ of Section 15, Township 82 North, Range 7 West; thence North along said east boundary line to the point of beginning.

Excluding therefrom the following:

Beginning at the Northwest corner of the Southeast ¼ of the Southeast ¼ of Section 10, Township 82 North, Range 7 West; thence Easterly along the north boundary line of the Southeast ¼ of the Southeast ¼ of Section 10, Township 82 North, Range 7 West approximately 1,350 feet to the west right of way line of C Street SW; thence Southerly along said west right of way line approximately 1,350 feet to the south boundary line of Section 10, Township 82, Range 7 West; thence Westerly along the said south boundary line approximately 1,350 feet to the west boundary line of the Southeast ¼ of the Southeast ¼ of Section 10, Township 82 North, Range 7 West; thence Northerly along said west boundary line approximately 1,350 feet to the point of beginning.

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 4 to the Urban Renewal Plan for the Technology Park Urban Renewal Area and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 4 to the Urban Renewal Plan for the Technology Park Urban Renewal Area subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the Urban Renewal Area covered by the Urban Renewal Plan, and shall outline the general scope of the urban renewal project activities under consideration, with a copy of said notice also being mailed to each affected taxing entity.

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

1. That a public hearing shall be held on the proposed Amendment No. 4 to the Urban Renewal Plan for the Technology Park Urban Renewal Area before City Council at its meeting which commences at 12:00 P.M. on April 14, 2015 in the Council Chambers, City Hall, Cedar Rapids, Iowa.
2. That the City Clerk is authorized and directed to publish notice of this public hearing in the *Cedar Rapids Gazette*, once on a date not less than four (4) nor more than twenty (20) days before the date of said public hearing, and to mail a copy of said notice by

ordinary mail to each affected taxing entity.

3. That the consultation on the proposed Amendment No. 4 to the Urban Renewal Plan for the Technology Park Urban Renewal Area required by Section 403.5(2) of the Code of Iowa, as amended, shall be held at 8:00 A.M. on the 7th day of April, 2015, in the Kranse Conference Room in the Community Development Department at City Hall, Cedar Rapids, Iowa, and the Development Director, or other person as designated by the Director, is hereby appointed to serve as the designated representative of the City for purposes of conducting said consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).
4. That the City Clerk is authorized and directed to cause a notice of said consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1A), along with a copy of the proposed Amendment No. 4 to the Urban Renewal Plan for the Technology Park Urban Renewal Area.
5. That the proposed Amendment No. 4 to the Urban Renewal Plan for the Technology Park Urban Renewal Area, attached hereto as Exhibit A, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No.4 to the Urban Renewal Plan for the Technology Park Urban Renewal Area referred to in said notices for the purposes of such consultation and hearing and that a copy of said Plan shall be placed on file in the office of the City Clerk.

Passed this 24th day of March, 2015.



**AMENDMENT NO. 4 TO THE  
URBAN RENEWAL PLAN FOR THE  
TECHNOLOGY PARK RENEWAL AREA**

**As Approved by City Council**

**Resolution No. \_\_\_\_\_**

Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401

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- 4.0 EFFECTIVE DATE

### **1.0 INTRODUCTION**

#### **1.1 Purpose and Background**

The purpose and intent of this *Amendment No. 4 to the Urban Renewal Plan for the Technology Park Urban Renewal Area* (the "Amendment") is to provide current information on such subjects as proposed projects, types of renewal activities and the disposition of property for the Technology Park Urban Renewal Area.

This Amendment is intended to augment and update the Urban Renewal Plan for the Technology Park Urban Renewal Area as indicated above. All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

#### **1.2 Technology Park Urban Renewal Plan Amendments**

Section 11.0 of the Urban Renewal Plan for the Technology Park Urban Renewal Area provides that the Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law.

Amendment No. 4 to the Urban Renewal Plan for the Technology Park Urban Renewal Area is consistent with this provision.

### **2.0 PROPOSED URBAN RENEWAL PROJECT ACTIVITIES**

In accordance with recent amendments to Chapter 403 of the Code of Iowa, the Urban Renewal

Plan for the Technology Park Urban Renewal Area is amended to add the following subsection 5.1, entitled "Proposed Urban Renewal Project Activities":

**5.1 Proposed Urban Renewal Project Activities**

The following urban renewal project activities are expected to be undertaken:

Previously approved financial assistance to fund Acme Graphics project located at 302 49 <sup>th</sup> Avenue Drive SW
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**3.0 PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements as set forth in the Urban Renewal Plan and pursuant to the Code of Iowa, as amended, for the acquisition and disposition of property.

**4.0 EFFECTIVE DATE**

This Amendment No. 4 to the Urban Renewal Plan for the Technology Park Urban Renewal Area shall be deemed to be effective upon the adoption of a City Council Resolution approving the said amended Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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**     **Public Hearing**     **Regular Agenda**

Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area. CIP/DID #OB1214407

### **Background:**

Based on recent TIF legislation, Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area is necessary in order to fund new activities through tax increment revenues within the designated area. Specifically redevelopment proposals under consideration by City Council, the activities include:

- Previously approved financial assistance to fund Tower Terrace Road Improvements

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.

The process to amend the Village Urban Renewal Area plans includes the following steps:

- 03/24/2015 Set public hearing
- 04/07/2015 Consultation with affected taxing agencies
- 04/14/2015 Public Hearing

### **Action / Recommendation:**

City staff recommends approval of resolution.

### **Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** N/A

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

**Local Preference Policy** Applies  Exempt

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

RESOLUTION NO.

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A  
PUBLIC HEARING AND CONSULTATION WITH AFFECTED TAXING  
ENTITIES ON THE PROPOSED AMENDMENT NO. 2 TO THE URBAN  
RENEWAL PLAN FOR THE VILLAGE URBAN RENEWAL AREA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City of Cedar Rapids and that rehabilitation, conservation, redevelopment, development, or combination thereof, of these areas are necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa law and has caused there to be prepared a proposed Amendment No. 2 to the Urban Renewal Plan ("Plan") for the Village Urban Renewal Area described therein, which proposed Plan is attached hereto as Exhibit A; and

WHEREAS, this Urban Renewal Area includes and consists of an 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.

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the Urban Renewal Area covered by the Urban Renewal Plan, and shall outline the general scope of the urban renewal project activities under consideration, with a copy of said notice also being mailed to each affected taxing entity.

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

1. That a public hearing shall be held on the proposed Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area before City Council at its meeting which commences at 12:00 P.M. on April 14, 2015 in the Council Chambers, City Hall, Cedar Rapids, Iowa.
2. That the City Clerk is authorized and directed to publish notice of this public hearing in the *Cedar Rapids Gazette*, once on a date not less than four (4) nor more than twenty (20) days before the date of said public hearing, and to mail a copy of said notice by ordinary mail to each affected taxing entity.
3. That the consultation on the proposed Amendment No. 2 to the Urban Renewal Plan for

the Village Urban Renewal Area required by Section 403.5(2) of the Code of Iowa, as amended, shall be held at 8:00 A.M. on the 7th day of April, 2015, in the Kranse Conference Room in the Community Development Department at City Hall, Cedar Rapids, Iowa, and the Development Director, or other person as designated by the Director, is hereby appointed to serve as the designated representative of the City for purposes of conducting said consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

4. That the City Clerk is authorized and directed to cause a notice of said consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1A), along with a copy of the proposed Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area.
5. That the proposed Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area, attached hereto as Exhibit A, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area referred to in said notices for the purposes of such consultation and hearing and that a copy of said Plan shall be placed on file in the office of the City Clerk.

Passed this 24th day of March, 2015.



**AMENDMENT NO. 2 TO THE  
URBAN RENEWAL PLAN FOR THE  
VILLAGE URBAN RENEWAL AREA**

**As Approved by City Council**

**Resolution No. \_\_\_\_\_**

Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401

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- 1.0 INTRODUCTION
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  - 1.2 Village Urban Renewal Plan Amendments
- 2.0 RENEWAL ACTIVITIES AND PROPOSED PROJECTS
- 3.0 PROPERTY ACQUISITION/DISPOSITION
- 4.0 EFFECTIVE DATE

### **1.0 INTRODUCTION**

#### **1.1 Purpose and Background**

The purpose and intent of this *Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area* (the "Amendment") is to provide current information on such subjects as proposed projects, types of renewal activities and the disposition of property for the Village Urban Renewal Area.

This Amendment is intended to augment and update the Urban Renewal Plan for the Village Urban Renewal Area as indicated above. All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

#### **1.2 Village Urban Renewal Plan Amendments**

Section 11.0 of the Urban Renewal Plan for the Village Urban Renewal Area provides that the Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law.

Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area is consistent with this provision.

### **2.0 PROPOSED URBAN RENEWAL PROJECT ACTIVITIES**

In accordance with recent amendments to Chapter 403 of the Code of Iowa, the Urban Renewal

Plan for the Village Urban Renewal Area is amended to add the following subsection 5.1, entitled "Proposed Urban Renewal Project Activities":

**5.1 Proposed Urban Renewal Project Activities**

The following urban renewal project activities are expected to be undertaken:

Previously approved financial assistance to fund Tower Terrace Road Improvements
--

**3.0 PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements as set forth in the Urban Renewal Plan and pursuant to the Code of Iowa, as amended, for the acquisition and disposition of property.

**4.0 EFFECTIVE DATE**

This Amendment No. 2 to the Urban Renewal Plan for the Village Urban Renewal Area shall be deemed to be effective upon the adoption of a City Council Resolution approving the said amended Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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**       **Public Hearing**       **Regular Agenda**

Resolution determining the necessity and setting a public hearing for April 14, 2015 and consultation with affected taxing entities on the proposed Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area. CIP/DID #OB669673

### **Background:**

Based on recent TIF legislation, Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area is necessary in order to fund new activities through tax increment revenues within the designated area. Specifically redevelopment proposals under consideration by City Council, the activities include:

- Previously approved financial assistance to provide public improvements to a sanitary sewer that currently serves a large portion of the Urban Renewal Area

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.

The process to amend the Southwest Consolidated Urban Renewal Area plans includes the following steps:

- 03/24/2015 Set public hearing
- 04/07/2015 Consultation with affected taxing agencies
- 04/14/2015 Public Hearing

### **Action / Recommendation:**

City staff recommends approval of resolution.

### **Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** N/A

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

**Local Preference Policy** Applies  Exempt   
**Recommended by Council Committee** Yes  No  N/A

RESOLUTION NO.

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A  
PUBLIC HEARING AND CONSULTATION WITH AFFECTED TAXING  
ENTITIES ON THE PROPOSED AMENDMENT NO. 4 TO THE URBAN  
RENEWAL PLAN FOR THE SOUTHWEST CONSOLIDATED URBAN  
RENEWAL AREA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City of Cedar Rapids and that rehabilitation, conservation, redevelopment, development, or combination thereof, of these areas are necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa law and has caused there to be prepared a proposed Amendment No. 4 to the Urban Renewal Plan ("Plan") for the Southwest Consolidated Urban Renewal Area described therein, which proposed Plan is attached hereto as Exhibit A; and

WHEREAS, this Urban Renewal Area includes and consists of an area legally described as follows:

South along the west right-of-way line of said Edgewood Road SW approximately 11,400 feet to the north right-of-way line of 76th Avenue SW; thence West along the said north right of way line approximately 5,400 feet to the west right-of-way line of Cherry Valley Road; thence South along the said west right-of-way line approximately 6,600 feet to the intersection of the prolongation of the south line of the Northwest Quarter of the Northwest Quarter of Section 25, Township 82 North, Range 8 West; thence East along the prolongation of said south line approximately 1,390 feet to the southeast corner of the Northwest Quarter of the Northwest Quarter of Section 25, Township 82 North, Range 8 West; thence South along the west line of the West Half of the West Half of Section 25, Township 82 North, Range 8 West approximately 2,640 feet to the southeast corner of the Northwest Quarter of the Northwest Quarter of Section 25, Township 82 North, Range 8 West; thence East along the prolongation of the south line of the North Half of the South Half of Section 25, Township 82 North, Range 8 West approximately 6,600 feet to the southeast corner of the Southwest Quarter of the Southwest Quarter of Section 30, Township 82 North, Range 7 West; thence South along the prolongation of the west line of the Southeast Quarter of the Southwest Quarter of Section 30, Township 82 North, Range 7 West approximately 1,360 feet to the south right of-way-line Walford Road; thence East along the said south right-of-way line approximately 3,960 feet to the intersection with the prolongation of the east line of the West Half of the Southwest Quarter of Section 29, Township 82 North, Range 7 West; thence North along the prolongation of the east line of the West Half of the West Half of Section 29, Township 82 North, Range 7 West approximately 3,300 feet to the northwest corner of the South Half of the Southeast Quarter of the Northwest Quarter of Section 29, Township 82 North, Range 7 West; thence East along the north line of the South Half of the Southeast Quarter of the Northwest Quarter of Section 29, Township 82 North, Range 7 West approximately 1,320 feet to the west line of the East Half of Section 29, Township 82 North, Range 7 West; thence South along the said west line approximately 660 feet to the Section Center of Section 29, Township 82 North, Range 7 West; thence East along

the prolongation of the north line of the South Half of Section 29, Township 82 North, Range 7 West approximately 2,600 feet to the east right-of-way line 6th Street SW; thence North along the east right-of-way line of said 6th Street SW approximately 950 feet to the southwest corner of Lot 1, Mod Addition; thence East along the south line of Lot 1, Mod Addition approximately 1,178 feet to the west right-of-way line of Interstate 380; thence Northerly along the west right-of-way of Interstate 380 approximately 431 feet to the south line of the North Half of the Northwest Quarter of Section 28, Township 82 North, Range 7 West; thence East along the said south line approximately 1,400 feet to the southeast corner of the North Half of the Northwest Quarter of Section 28, Township 82 North, Range 7 West; thence North along the prolongation of the east line of said North Half approximately 1,350 feet to the south right-of-way line of Wright Brothers Boulevard; thence East along the said south right-of-way line approximately 1,320 feet to the east line of the West Half of the Northeast Quarter of Section 28, Township 82 North, Range 7 West; thence North along the prolongation of said east line approximately 2,650 feet to the northeast corner of the of the Northwest Quarter of the Southeast Quarter of Section 21, Township 82 North, Range 7 West; thence West along the prolongation of the north line of the of the South Half of Section 21, Township 82 North, Range 7 West approximately 2,860 feet to the west right-of-way line of Interstate 380; thence Northerly along the said west right-of-way approximately 6,620 feet to the northeast corner of Orthopedics 1st Addition; thence West along a prolongation of the north line of said Orthopedics 1st Addition approximately 1,230 feet to the west right-of-way line of 6th Street SW; thence South along the said west right-of-way line approximately 1,330 feet to the southeast corner of Lot 6, Meadowdale Third Addition; thence West along the south line of Meadowdale Third Addition approximately 2,600 feet to the prolongation of the east right-of-way line of Locust Road SW; thence North along the said east right-of-way line approximately 2,700 feet to the north right-of-way line of 60th Avenue SW; thence West along the said north right-of-way line approximately 1,350 feet to the east right-of-way line of Willow Creek Drive SW; thence North along the said east right-of-way approximately 1,300 feet to the north line of the South Quarter of Section 8, Township 82 North, Range 7 West; thence West along the prolongation of said north line approximately 2,640 feet northwest corner of the Southeast Quarter of the Southeast Quarter of Section 7, Township 82 North, Range 7 West; thence North along the west line of the East Quarter of Section 7, Township 82 North, Range 7 West approximately 3,820 feet to the south right-of-way line of Highway 30; thence Northwesterly along the said south right-of-way line approximately 4,450 feet to the Point of Beginning.

And including the following area beginning at the northeast corner of Orthopedics 1<sup>st</sup> Addition; thence

West along a prolongation of the north line of said Orthopedics 1<sup>st</sup> Addition approximately 1,230 feet to the west right-of-way line of 6<sup>th</sup> Street SW; thence North approximately 3,900 feet to the south right-of-way line of Highway 30; thence Northerly and easterly along the said south right-of-way line approximately 1,200 feet to the intersection with the west right-of-way line of Interstate 380; thence Southerly along said west right-of-way line approximately 3,850 feet to the Point of Beginning.

And including also the following area:

All of that part of the South 775 feet of the Northeast Quarter of the Northeast Quarter of Section 17, Township 82 North, Range 7 West, Linn County, Iowa, and lying westerly of the public highway (6<sup>th</sup> Street SW) and the C.R. & I.C.R.R.; also the East 865.888 feet of the Northeast Quarter of the Northeast Quarter of Section 17, Township 82 North, Range 7 West, Linn County, Iowa except the south 775 feet thereof.

And including also the following area:

That part of the Right of Way of Edgewood Road SW, 37th 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 5th PM in the City of Cedar Rapids, Linn County, Iowa.

And including also the following area:

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.

Less

The Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18-827, Cedar Rapids, Linn County, IA

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the Urban Renewal Area covered by the Urban Renewal Plan, and shall outline the general scope of the urban renewal project activities under consideration, with a copy of said notice also being mailed to each affected taxing entity.

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

1. That a public hearing shall be held on the proposed Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area before City Council at its meeting which commences at 12:00 P.M. on April 14, 2015 in the Council Chambers, City Hall, Cedar Rapids, Iowa.
2. That the City Clerk is authorized and directed to publish notice of this public hearing in the *Cedar Rapids Gazette*, once on a date not less than four (4) nor more than twenty (20) days before the date of said public hearing, and to mail a copy of said notice by ordinary mail to each affected taxing entity.
3. That the consultation on the proposed Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area required by Section 403.5(2) of the

Code of Iowa, as amended, shall be held at 8:00 A.M. on the 7th day of April, 2015, in the Kranse Conference Room in the Community Development Department at City Hall, Cedar Rapids, Iowa, and the Development Director, or other person as designated by the Director, is hereby appointed to serve as the designated representative of the City for purposes of conducting said consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

4. That the City Clerk is authorized and directed to cause a notice of said consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1A), along with a copy of the proposed Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area.
5. That the proposed Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area, attached hereto as Exhibit A, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area referred to in said notices for the purposes of such consultation and hearing and that a copy of said Plan shall be placed on file in the office of the City Clerk.

Passed this 24th day of March, 2015.



**AMENDMENT NO. 4 TO THE  
URBAN RENEWAL PLAN FOR THE  
SOUTHWEST CONSOLIDATED URBAN RENEWAL AREA**

**As Approved by City Council**

**Resolution No. \_\_\_\_\_**

Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401

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- 2.0 RENEWAL ACTIVITIES AND PROPOSED PROJECTS
- 3.0 PROPERTY ACQUISITION/DISPOSITION
- 4.0 EFFECTIVE DATE

### **1.0 INTRODUCTION**

#### **1.1 Purpose and Background**

The purpose and intent of this *Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area* (the "Amendment") is to provide current information on such subjects as proposed projects, types of renewal activities and the disposition of property for the Southwest Consolidated Urban Renewal Area.

This Amendment is intended to augment and update the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area as indicated above. All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

#### **1.2 Southwest Consolidated Urban Renewal Plan Amendments**

Section 11.0 of the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area provides that the Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law.

Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area is consistent with this provision.

### **2.0 PROPOSED URBAN RENEWAL PROJECT ACTIVITIES**

In accordance with recent amendments to Chapter 403 of the Code of Iowa, the Urban Renewal

Plan for the Southwest Consolidated Urban Renewal Area is amended to add the following subsection 5.1, entitled "Proposed Urban Renewal Project Activities":

**5.1 Proposed Urban Renewal Project Activities**

The following urban renewal project activities are expected to be undertaken:

- |   |
|---|
| <ul style="list-style-type: none"><li>• Previously approved financial assistance to provide public improvements to a sanitary sewer that currently serves a large portion of the Urban Renewal Area</li></ul> |
|---|

**3.0 PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements as set forth in the Urban Renewal Plan and pursuant to the Code of Iowa, as amended, for the acquisition and disposition of property.

**4.0 EFFECTIVE DATE**

This Amendment No. 4 to the Urban Renewal Plan for the Southwest Consolidated Urban Renewal Area shall be deemed to be effective upon the adoption of a City Council Resolution approving the said amended Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.



## Council Agenda Item Cover Sheet

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

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Utilities – Water Division

**Presenter at meeting:** Steve Hershner    **Phone No.:** 5282    **E-mail:** [s.hershner@cedar-rapids.org](mailto:s.hershner@cedar-rapids.org)

**Alternate Contact:** Bruce Jacobs      **Phone No.:** 5918    **E-mail:** [b.jacobs@cedar-rapids.org](mailto:b.jacobs@cedar-rapids.org)

### Description of Agenda Item:

Resolution accepting projects and Performance Bonds and authorizing issuance of final payments:

- a. West Well Field Electrical Improvements project, final payment in the amount of \$51,305.72 and 2-Year Performance Bond submitted by Watts Electric Company (original contract amount was \$1,030,093.52; final contract amount is \$1,026,114.35). CIP/DID# 625673-08

### Background:

The City of Cedar Rapids owns and maintains a 12.47 kV electrical distribution system which provides power for City's water supply wells. The majority of the electrical distribution system that serves these wells consists of direct-buried underground cable. The buried cable ranges in age from 20 to 30 years. Most sections of the buried cable have experienced failures within the past 20 to 30 years and have been spliced to restore service to the affected wells. The City is in the midst of a project to replace these damaged cables to restore electric reliability to the well fields.

This phase of the project involved improvements to two distinct sections of the well field electrical grid. The electrical grid within the West Well Field was replaced in kind with newer equipment to minimize outages and downtime of the wells. The existing power lines feeding the Ranney Well Field are overhead power lines that originate at the NW Water Treatment Plant. These power lines were converted to underground power lines to eliminate the possibility that tornadoes, wind storms, or ice storms will interrupt power to the Ranney Well Field.

Construction has been substantially completed by Watts Electric Company for the West Well Field Electrical Improvements project.

### Action / Recommendation:

The Utilities Department – Water Division staff recommends that City Council approve the resolution to accept the project and authorize issuance of the final retainage payment to Watts Electric Company, in the amount of \$51,305.72 thirty days after acceptance in accordance with Iowa Code.

**Alternative Recommendation:** None

**Time Sensitivity:** Action requested March 24, 2015

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 Minutes

### Budget Information Process Information:

1. **Included in Current Budget Year.** Yes. The project was funded from FY2014, FY2015 and FY2016 Utilities Department – Water Division CIP budgets.

2. **Analysis if the expenditure is within budgeted expectations, i.e. some type of budget to actual comparison:** Project amount budgeted was \$1,280,000. The Construction costs were \$1,026,114.35 and Engineering costs were \$54,000 for a total of \$1,080,114.35. The project had been coded to 553000-625-625000-x-x-625673 but is now coded to the following CIP fund 553000-625-625000-x-x-6250029.
3. **Purchasing Department used or Purchasing Guidelines followed:** Yes, construction of the project was bid as a public improvement.

**Local Preference Policy** Applies  Exempt

**Explanation:** The Local Preference Policy does not apply to capital improvement projects.

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Utilities Department – Water Division certifies construction contract work on the West Well Field Electrical Improvements project (Contract No. 625673-08) has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond, dated July 23, 2013 in the amount of \$1,030,093.52 covering said work filed by Watts Electric Company and executed by Universal Surety Company provides a two-year correction period for defects in materials and workmanship.

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

BE IT FURTHER RESOLVED that the Utilities Department – Water Division recommends the West Well Field Electrical Improvements project (Contract No. 625673-08) be hereby accepted and that the City of Cedar Rapids Finance Director is hereby authorized and directed to issue a warrant in the sum of \$51,305.72 for final (retainage) payment to Watts Electric Company, thirty days after acceptance in accord with Iowa State Code.

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

Original Contract Amount	\$1,030,093.52
Change Order No. 1 for changes in scope of work and allowance	<u>- 3,979.17</u>
Final Contract Amount	\$1,026,114.35

The project was funded from the Utilities Department – Water Division FY13, FY14 and FY15 CIP budgets and coded to: 553000-625-625000-x-x-6250029

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 24<sup>th</sup> day of March, 2015.



## 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:** Pat Wieneke  
**E-mail Address:** p.wieneke@cedar-rapids.org

**Phone Number/Extension:** 5848

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

Authorizing Change Order No. 5 (Final) deducting the amount of \$161,186.78 and accepting project, authorizing final payment in the amount of \$30,779.55 and approving the 4-Year Performance Bond submitted by Rathje Construction Company for the SW Quadrant, 2008 Flood Area Sanitary Sewer Restoration, Phase 2, Part 1 project (original contract amount was \$794,288.36; final contract amount is \$615,590.93) (**FLOOD**). CIP/DID #SSD103-10

### Background:

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

Construction has been substantially completed by Rathje Construction Company for the SW Quadrant, 2008 Flood Area Sanitary Sewer Restoration, Phase 2, Part 1. This is an approved Capital Improvements Project (CIP No. SSD103-10) with a final construction contract amount of \$615,590.93. Funding resources for this project were approved in FY15 and prior years and the project is completed within the approved budget.

### Action / Recommendation:

The Public Works Department recommends approval of Change Order No. 5 Final and adoption of the Resolution to accept the project and performance bond and issue final payment to the contractor in the amount of \$30,779.55.

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

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** FEMA PW #SSD103

**Local Preference Policy:** Applies  Exempt

**Explanation:** FEMA funded project

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

ENG  
FIN  
AUD FILE  
CLK  
RATHJE  
SNYDER  
SSD103-10  
OB377545

RESOLUTION NO.

WHEREAS, the Public Works Director / City Engineer certifies that the work on SW Quadrant, 2008 Flood Area Sanitary Sewer Restoration, Phase 2, Part 1 (Contract No. SSD103-10), has been substantially completed in accordance with the plans and specifications, and

WHEREAS, a Performance Bond, dated June 25, 2013 in the amount of \$763,788.36 covering said work filed by Rathje Construction Company and executed by United Fire & Casualty Company provides a four-year correction period for defects in materials and workmanship, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to sign Change Order No. 5 Final deducting the amount of \$161,186.78 with Rathje Construction Company for the SW Quadrant, 2008 Flood Area Sanitary Sewer Restoration, Phase 2, Part 1, Contract No. SSD103-10. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$763,788.36
Possible Incentive	30,500.00
Change Order No. 1	21,653.16
Change Order No. 2	9,998.98
Change Order No. 3	6,183.81
Change Order No. 4	6,903.40
Change Order No. 5 Final	(161,186.78)
Removal of Original Incentive Value	(24,250.00)
Addition of Disincentive and/or Liquidated Damages	<u>(38,000.00)</u>
Amended Contract Amount	\$615,590.93

General ledger coding for this Change Order to be as follows: \$-161,186.78 330-330210-18511-SSD103

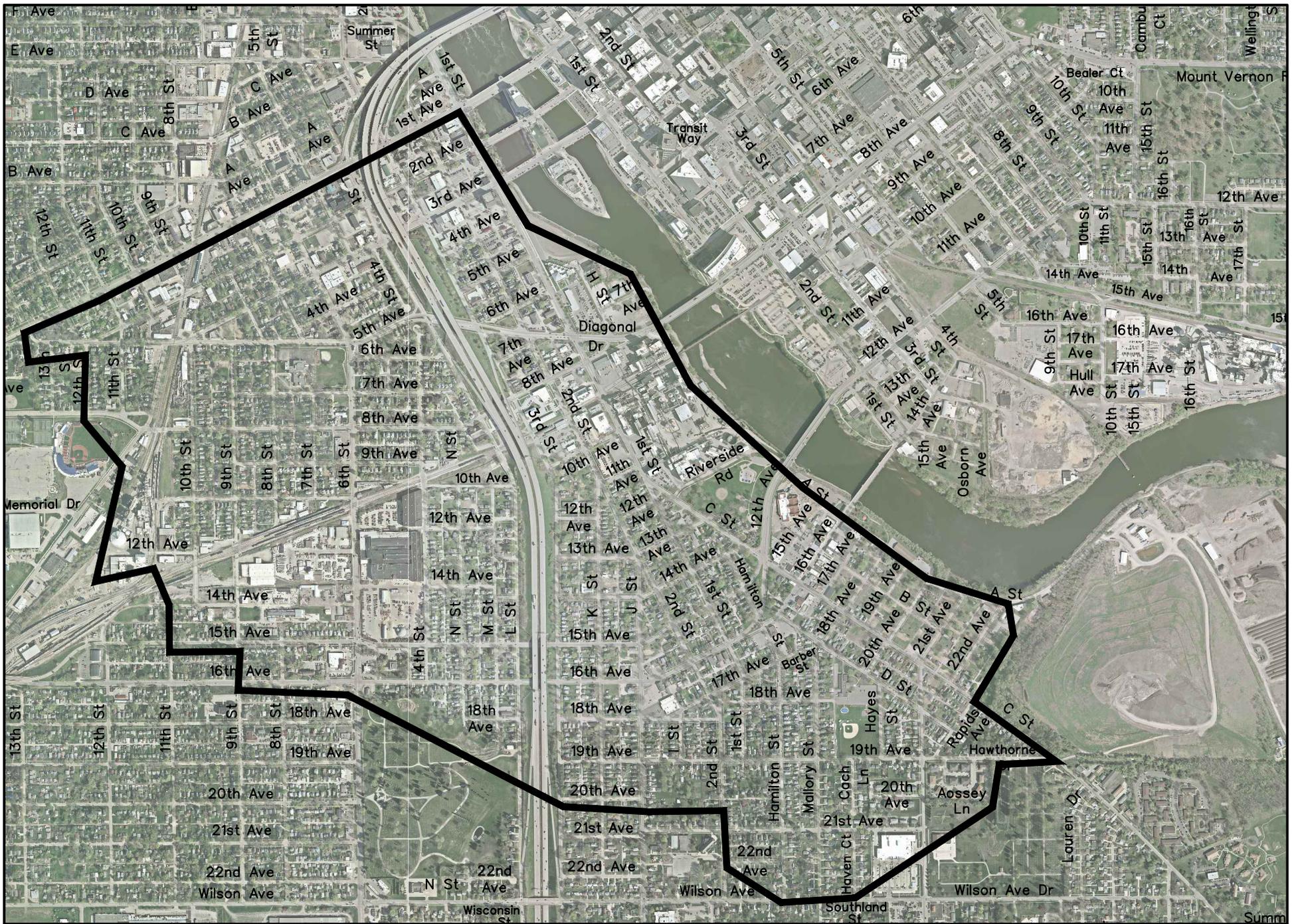
BE IT FURTHER RESOLVED that the SW Quadrant, 2008 Flood Area Sanitary Sewer Restoration, Phase 2, Part 1, (Contract No. SSD103-10) be and the same is hereby accepted by the City Public Works Department, and the City of Cedar Rapids Finance Director is authorized and directed to issue a warrant in the sum of \$30,779.55 to Rathje Construction Company as final payment.

The final contract price is \$615,590.93 distributed as follows: 330-330210-18511-SSD103, and

BE IT FURTHER RESOLVED, that the four-year correction period as provided by the Performance Bond commences on this date, 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 24<sup>th</sup> day of March, 2015.



**SW QUADRANT, 2008 FLOOD AREA**  
**SANITARY SEWER RESTORATION, PHASE 1, PART 1**  
**CONTRACT No. SSD103-10**





## 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:** Pat Wieneke  
**E-mail Address:** p.wieneke@cedar-rapids.org

**Phone Number/Extension:** 5848

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

Resolution accepting project, authorizing final payment in the amount of \$9,760.10 and approving the 4-Year Performance Bond submitted by Zinser Grading & Excavating, LLC for the 1<sup>st</sup> Street SW Alley From 3<sup>rd</sup> to 5<sup>th</sup> Avenue SW Sanitary Sewer Repairs project (original contract amount was \$197,979.29; final contract amount is \$195,202.08) (**FLOOD**). CIP/DID #SSD103-13

### Background:

Construction has been substantially completed by Zinser Grading & Excavating, LLC for the 1<sup>st</sup> Street SW Alley From 3<sup>rd</sup> to 5<sup>th</sup> Avenue SW Sanitary Sewer Repairs project. This is an approved Capital Improvements Project (CIP No. SSD103-13) with a final construction contract amount of \$195,202.08. Funding resources for this project were approved in FY15 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 \$9,760.10.

### Alternative to the Recommendation:

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

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** FEMA PW #SSD103

**Local Preference Policy:** Applies  Exempt

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

RESOLUTION NO.

WHEREAS, the Public Works Director / City Engineer certifies construction contract work on the 1<sup>st</sup> Street SW Alley From 3<sup>rd</sup> to 5<sup>th</sup> Avenue SW Sanitary Sewer Repairs project (Contract No. SSD103-13), has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond, dated June 24, 2014 in the amount of \$190,979.29 covering said work filed by Zinser Grading & Excavating, LLC and executed by North American Specialty Insurance Company provides a 4-year correction period for defects in materials and workmanship, and

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

Original Contract Amount	\$190,979.29
Possible Incentive	7,000.00
Change Order No. 1	809.94
Change Order No. 2	1,162.85
Removal of Original Incentive	<u>(4,750.00)</u>
Amended Contract Amount	\$195,202.08

, now therefore

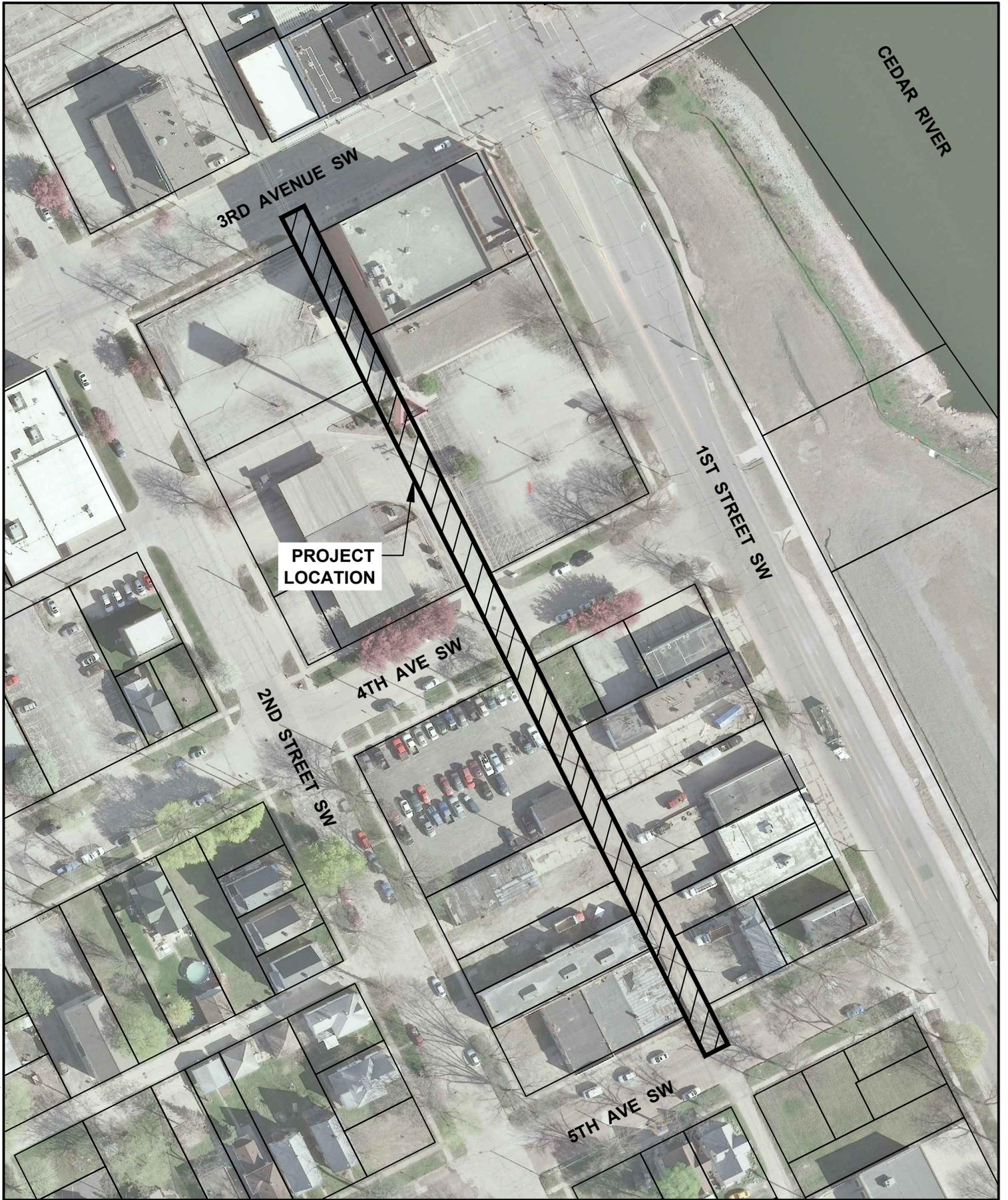
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the 4-year correction period as provided by the Performance Bond commences on this date, and

BE IT FURTHER RESOLVED that based on the Public Works Director / City Engineer's recommendation, the 1<sup>st</sup> Street SW Alley From 3<sup>rd</sup> to 5<sup>th</sup> Avenue SW Sanitary Sewer Repairs project, (Contract No. SSD103-13) 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 \$9,760.10 to Zinser Grading & Excavating, LLC as final payment.

The final contract price is \$195,202.08 distributed as follows: 330-330210-18511-SSD103, 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 24<sup>th</sup> day of March, 2015.



Cedar File Name: W:\PROJECTS\FLOOD\SSD103 - Sanitary Sewer SW Quad\SSD103 Council Meeting



**1ST STREET SW ALLEY FROM 3RD TO 5TH AVENUE SW  
SANITARY SEWER REPAIRS PROJECT**





## 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:** Pat Wieneke  
**E-mail Address:** p.wieneke@cedar-rapids.org

**Phone Number/Extension:** 5848

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

Resolution accepting project, authorizing final payment in the amount of \$29,401.32 and approving the 4-Year Performance Bond submitted by Eastern Iowa Excavating & Concrete, LLC for the Cedar River Trail Underpass of the Cedar Rapids and Iowa City (CRANDIC) Railroad Cedar River Bridge project (original contract amount was \$651,534.20; final contract amount is \$588,026.49). CIP/DID #325044-03

### Background:

Construction has been substantially completed by Eastern Iowa Excavating & Concrete, LLC for the Cedar River Trail Underpass of the Cedar Rapids and Iowa City (CRANDIC) Railroad Cedar River Bridge project. This is an approved Capital Improvements Project (CIP No. 325044-03) with a final construction contract amount of \$588,026.49. Funding resources for this project were approved in FY15 and prior years and the project is completed within the approved budget.

### Action / Recommendation:

The Public Works Department recommends adoption of the Resolution to accept the project and performance bond and issue final payment to the contractor in the amount of \$29,401.32.

### Alternative to the Recommendation:

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

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** CIPS SSD105 and 325044

**Local Preference Policy:** Applies  Exempt

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

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

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

RESOLUTION NO.

WHEREAS, the Public Works Director / City Engineer certifies construction contract work on the Cedar River Trail Underpass of the Cedar Rapids and Iowa City (CRANDIC) Railroad Cedar River Bridge project (Contract No. 325044-03), has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond, dated June 27, 2013 in the amount of \$636,534.20 covering said work filed by Eastern Iowa Excavating & Concrete LLC and executed by West Bend Mutual Insurance Company provides a 4-year correction period for defects in materials and workmanship, and

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

Original Contract Amount	\$636,534.20
Possible Incentive	8,500.00
Change Order No. 1	697.00
Change Order No. 2	(18,204.71)
Removal of Original Incentive	(8,500.00)
Disincentive or Liquidated Damages	<u>(31,000.00)</u>
Amended Contract Amount	\$588,026.49

, now therefore

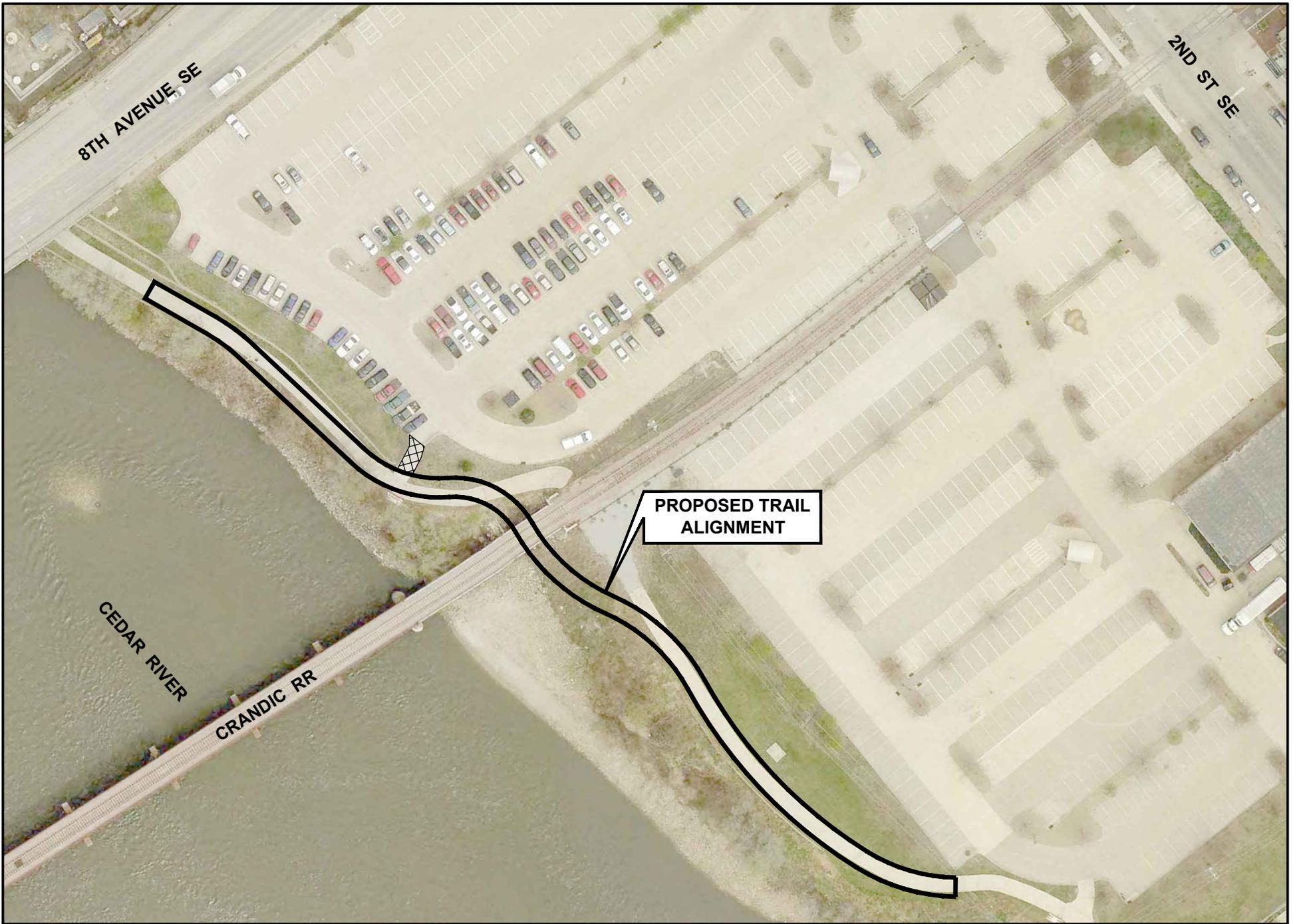
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the 4-year correction period as provided by the Performance Bond commences on this date, and

BE IT FURTHER RESOLVED that based on the Public Works Director / City Engineer's recommendation, the Cedar River Trail Underpass of the Cedar Rapids and Iowa City (CRANDIC) Railroad Cedar River Bridge project, (Contract No. 325044-03) be and the same is hereby accepted as being substantially completed, and the City of Cedar Rapids Finance Director is authorized and directed to issue a warrant in the sum of \$29,401.32 to Eastern Iowa Excavating & Concrete, LLC as final payment.

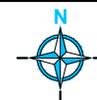
The final contract price is \$588,026.49 distributed as follows: \$588,026.49 325-325000-SSD105-325044, and

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 24<sup>th</sup> day of March, 2015.



**CEDAR RIVER TRAIL UNDERPASS OF  
THE CRANDIC CEDAR RIVER BRIDGE**





## 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:** Pat Wieneke  
**E-mail Address:** p.wieneke@cedar-rapids.org

**Phone Number/Extension:** 5848

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

Resolution accepting project and approving the 4-Year Performance Bond submitted by Hardscape Solutions of Iowa for the FY 2015 Downtown Streetscape Enhancement Project (original contract amount was \$44,500; final contract amount is \$43,650). CIP/DID #321549-01

### **Background:**

Construction has been substantially completed by Hardscape Solutions of Iowa for the FY 2015 Downtown Streetscape Enhancement Project. This is an approved Capital Improvements Project (CIP No. 321549-01) with a final construction contract amount of \$43,650. Funding resources for this project were approved in FY15 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 submitted by Hardscape Solutions of Iowa.

### **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 (four-year maintenance bond period cannot begin) and City could be subject to claims since Contractor has fulfilled the terms of the construction contract.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

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

**Local Preference Policy:** Applies  Exempt

**Explanation:** This project is a Public Improvement Project and as such per State Code the City is required to award the construction contract to the lowest responsive, responsible bidder. The Buy Local Policy does not apply in this situation.

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

**Explanation (if necessary)**

RESOLUTION NO.

WHEREAS, the Public Works Director / City Engineer certifies construction contract work on the FY 2015 Downtown Streetscape Enhancement Project (Contract No. 321549-01), has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond, dated September 9, 2014 in the amount of \$43,000 covering said work filed by Hardscape Solutions of Iowa, Inc. and executed by North American Specialty Insurance Company provides a 4-year correction period for defects in materials and workmanship, and

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

Original Contract Amount	\$43,000
Possible Incentive	1,500
Change Order No. 1	<u>(850)</u>
Amended Contract Amount	\$43,650

, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the 4-year correction period as provided by the Performance Bond commences on this date, and

BE IT FURTHER RESOLVED that based on the Public Works Director / City Engineer's recommendation, the FY 2015 Downtown Streetscape Enhancement Project, (Contract No. 321549-01) be and the same is hereby accepted as being substantially completed.

The final contract price is \$43,650 distributed as follows: 321-321000-321549, 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 24<sup>th</sup> day of March, 2015.

## **Council Agenda Item Cover Sheet**

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

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Utilities Department – Water Pollution Control Facility Division

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

**Alternate Contact:** Bruce Jacobs      **Phone No.:** 5913    **E-mail:** [b.jacobs@cedar-rapids.org](mailto:b.jacobs@cedar-rapids.org)

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

Resolutions accepting projects, approving Performance Bonds and authorizing issuance of final payments:

- a. WPC Cryogenic Plant Upgrades project, authorize issuance of final retainage payment in the amount of \$153,615.38 approving the 2-year Performance Bond submitted by WRH, Inc. (original contract amount was \$3,049,000; final contract amount is \$3,072,307.58). CIP/DID #615180-03

### **Background:**

The City of Cedar Rapids WPC (Water Pollution Control) Facility owns and operates a cryogenic liquid oxygen plant that produces gaseous pure and liquid oxygen for use in the treatment of industrial wastewater. The cryogenic plant is 30+ years old and is still using the same pneumatic control system that was originally installed during construction. Spare parts for the pneumatic control system have become increasingly difficult to find due to the technological obsolescence of pneumatic control systems. The primary intent of this project is to convert the pneumatic control system for the cryogenic plant to an electronic control system, similar to what is industry standard at this time.

The project also includes several other equipment upgrades to improve the efficiency of the cryogenic plant and to minimize the amount of future maintenance required to keep the plant operational. This includes the replacement of the existing cooling tower, and replacement of the liquid oxygen vaporizers with a new model that requires less energy and less maintenance.

Change Order No.1 was approved by the City Manager in December 2014 for a net increase in the amount of \$23,307.58. The Contract amount with Change Order No.1 is \$3,072,307.58.

Construction has been substantially completed by WRH, Inc. for the WPC Cryogenic Plant Upgrades project.

### **Action / Recommendation:**

The Utilities – Water Pollution Control Facility staff recommends that the City Council approve the resolution to accept the project and performance bond, and authorize issuance of the final payment in the amount of \$153,615.38 to WRH, Inc., thirty days after acceptance in accord with the State of Iowa Code.

**Alternative Recommendation:** None

**Time Sensitivity:** Action needed March 24, 2015

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** None

**Budget and Process Information:**

**1. Included in Current Budget Year:** Yes, funding for WPCF Cryogenic Plant Upgrades project is included in FY13 and FY14 WPC Capital Improvement Projects budget. Project cost is coded to 553000-615-615000-x-x-615180.

**2. Analysis if the expenditure is within budgeted expectations, i.e. some type of budget to actual comparison:** The total for construction services for the project is \$3,072,307.58.

**3. Purchasing Department used or Purchasing Guidelines followed:** Yes, the project was publicly bid as a Capital Improvement Project.

**Local Preference Policy:** Applies  Exempt

**Explanation:**

Attachments:

RESOLUTION NO.

WHEREAS, the Utilities Department – Water Pollution Control Facility certifies construction contract work on the WPC Cryogenic Plant Upgrades project (Contract No. 615180-03) is substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond, dated November 5, 2013 in the amount of \$3,049,000 covering said work filed by WRH, Inc. and executed by Merchants Bonding Company (Mutual) provides a two-year correction period for defects in materials and workmanship, now therefore

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

BE IT FURTHER RESOLVED that the Utilities Department – Water Pollution Control Facility staff recommends that the City Council approve the resolution to accept the project and performance bond, and authorize issuance of the final payment in the amount of \$153,615.38 to WRH, Inc., thirty days after acceptance in accord with the State of Iowa Code. The original contract amount was \$3,049,000; final contract amount is \$3,072,307.58.

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 24<sup>th</sup> day March, 2015.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Erika Kubly

**Phone Number/Ext:** 319 286-5406

**Email:** [e.kubly@cedar-rapids.org](mailto:e.kubly@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 378 8<sup>th</sup> Avenue SW.
- b. Cedar Valley Habitat for Humanity, Inc. for property at 404 8<sup>th</sup> Avenue SW.
- c. Jaylee, Inc. for property at 420 6<sup>th</sup> Avenue SW.
- d. Jaylee, Inc. for property at 424 6<sup>th</sup> Avenue SW.
- e. Cedar Ridge Homes, Inc. for property at 609 3<sup>rd</sup> Avenue SW.
- f. JW Homebuilders, LLC for property at 1410 N Street SW.

### **Background:**

The resolutions for City Council consideration provides 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 home to begin. To date, 46 such agreements and deeds for City property have been executed for the fourth round of 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 September 2015;
- 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:** March 24, 2015

**Estimated Presentation Time:** N/A

**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

CDF CD  
ASR ENG  
RCR FIN  
DEVELOPER  
AUD FILE  
OB540257  
OB377545  
52-11-013

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 378 8<sup>TH</sup> AVENUE 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 378 8<sup>th</sup> Avenue 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 June 14, 2014 regarding the disposition of the City-owned property in accordance with Iowa Code; and

WHEREAS, a public hearing was held on June 24, 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 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 24<sup>th</sup> day of March, 2015

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 404 8<sup>TH</sup> AVENUE 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 404 8<sup>th</sup> Avenue 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 March 3, 2012 regarding the disposition of the City-owned property in accordance with Iowa Code; and

WHEREAS, a public hearing was held on March 13, 2012 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 24<sup>th</sup> day of March, 2015

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT  
AND SPECIAL WARRANTY DEED WITH JAYLEE, INC. FOR CITY-OWNED  
PROPERTY AT 420 6<sup>TH</sup> AVENUE 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 420 6<sup>th</sup> Avenue 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 February 15, 2014 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 Jaylee, 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 24<sup>th</sup> day of March, 2015

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT  
AND SPECIAL WARRANTY DEED WITH JAYLEE, INC. FOR CITY-OWNED  
PROPERTY AT 424 6<sup>TH</sup> AVENUE 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 424 6<sup>th</sup> Avenue 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 February 15, 2014 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 Jaylee, 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 24<sup>th</sup> day of March, 2015

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT  
AND SPECIAL WARRANTY DEED WITH CEDAR RIDGE HOMES, INC. FOR  
CITY-OWNED PROPERTY AT 609 3<sup>RD</sup> AVENUE 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 609 3<sup>rd</sup> Avenue 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 June 14, 2014 regarding the disposition of the City-owned property in accordance with Iowa Code; and

WHEREAS, a public hearing was held on June 24, 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 Cedar Ridge Homes, 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 24<sup>th</sup> day of March, 2015

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT  
AND SPECIAL WARRANTY DEED WITH JW HOMEBUILDERS, INC. FOR CITY-  
OWNED PROPERTY AT 1410 N 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 1410 N 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 February 15, 2014 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 JW Homebuilders, 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 24<sup>th</sup> day of March, 2015

## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Erika Kubly

**Phone Number/Ext:** 319 286-5406

**Email:** [e.kubly@cedar-rapids.org](mailto:e.kubly@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 for property participating in the fourth round of the Single Family New Construction Program. CIP/DID #OB540257

- a. Premiere Developers, Inc. for property at 8603 Harrington Drive NE
- b. Premiere Developers, Inc. for property at 8621 Grand Oaks Drive NE
- c. Premiere Developers, Inc. for property at 8627 Grand Oaks Drive NE
- d. Premiere Developers, Inc. for property at 8633 Grand Oaks Drive NE
- e. Premiere Developers, Inc. for property at 8639 Grand Oaks Drive NE

### **Background:**

The resolutions for City Council consideration provides for the execution of a Development Agreements 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 units have been awarded through a competitive proposal process and the City and developer are ready to execute the Development Agreement to allow construction on the home to begin.

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

- a. 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 September 2015;
- b. Developer is responsible to resolve conflicts with adjacent property owners and purchasers that might result from the construction project;
- c. Developer is responsible for maintaining the property in accordance with all City and State codes;
- d. Developer shall comply with all program requirements pertaining to the sale of the property to a qualified buyer.

On August 12, 2014, by Resolution No. 1056-08-14, the City Council approved an amended Administrative Plan for the Single Family New Construction (SFNC) Program. The modifications in the administrative plan allow for building outside of Tier 1 under limited circumstances:

- Builders are eligible for a maximum of 1 unit outside Tier 1 for every unit they construct inside Tier 1 in Round 4. Actual allocation outside Tier 1 is subject to substantial completion of Tier 1 units, application review, and funding availability.
- The order of priority for allocation, all other review factors being comparable, will be lots in Tier 1, followed by lots outside of Tier 1 that are located in the Cedar Rapids Community School District.

Through a competitive proposal process, developers submitted applications for the program which listed “preference sites” outside of Tier 1 on privately-owned property. A team of City staff, neighborhood representatives and members of the building community 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 140 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:** March 24, 2015

**Estimated Presentation Time:** N/A

**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  
WITH PREMIERE DEVELOPERS, INC. FOR PROPERTY AT 8603 HARRINGTON  
DRIVE NE 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, on August 12, 2014, the City Council passed Resolution 1056-08-14 which modified the administrative plan and local program guidelines to allow for development outside of the Tier 1 boundary area under very limited circumstances; and

WHEREAS, the Developer agrees to construct a single-family dwelling on the above mentioned property, for which the City will provide down payment assistance to the home buyer upon purchase through the SFNC program; 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 Premiere Developers, Inc.

Passed this 24<sup>th</sup> Day of March, 2015.

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT  
WITH PREMIERE DEVELOPERS, INC. FOR PROPERTY AT 8621 GRAND OAKS  
DRIVE NE 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, on August 12, 2014, the City Council passed Resolution 1056-08-14 which modified the administrative plan and local program guidelines to allow for development outside of the Tier 1 boundary area under very limited circumstances; and

WHEREAS, the Developer agrees to construct a single-family dwelling on the above mentioned property, for which the City will provide down payment assistance to the home buyer upon purchase through the SFNC program; 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 Premiere Developers, Inc.

Passed this 24<sup>th</sup> Day of March, 2015.

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT  
WITH PREMIERE DEVELOPERS, INC. FOR PROPERTY AT 8627 GRAND OAKS  
DRIVE NE 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, on August 12, 2014, the City Council passed Resolution 1056-08-14 which modified the administrative plan and local program guidelines to allow for development outside of the Tier 1 boundary area under very limited circumstances; and

WHEREAS, the Developer agrees to construct a single-family dwelling on the above mentioned property, for which the City will provide down payment assistance to the home buyer upon purchase through the SFNC program; 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 Premiere Developers, Inc.

Passed this 24<sup>th</sup> Day of March, 2015.

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT  
WITH PREMIERE DEVELOPERS, INC. FOR PROPERTY AT 8633 GRAND OAKS  
DRIVE NE 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, on August 12, 2014, the City Council passed Resolution 1056-08-14 which modified the administrative plan and local program guidelines to allow for development outside of the Tier 1 boundary area under very limited circumstances; and

WHEREAS, the Developer agrees to construct a single-family dwelling on the above mentioned property, for which the City will provide down payment assistance to the home buyer upon purchase through the SFNC program; 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 Premiere Developers, Inc.

Passed this 24<sup>th</sup> Day of March, 2015.

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT  
WITH PREMIERE DEVELOPERS, INC. FOR PROPERTY AT 8639 GRAND OAKS  
DRIVE NE 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, on August 12, 2014, the City Council passed Resolution 1056-08-14 which modified the administrative plan and local program guidelines to allow for development outside of the Tier 1 boundary area under very limited circumstances; and

WHEREAS, the Developer agrees to construct a single-family dwelling on the above mentioned property, for which the City will provide down payment assistance to the home buyer upon purchase through the SFNC program; 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 Premiere Developers, Inc.

Passed this 24<sup>th</sup> Day of March, 2015.



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**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:** John Reasoner

**Phone Number/Ext:** 319-286-5806

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

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

Resolution accepting a Warranty Deed by Diane G. Bishop; a Warranty Deed by Jason Hubbell and Nilza DaSilva-Hubbell; and a Concrete Pavement and Concrete Sidewalk Petition and Assessment agreement by Diane G. Bishop and Jason Hubbell and Nilza DaSilva-Hubbell for future improvements at 2534 27<sup>th</sup> Street SW. CIP/DID #PLSV-013425-2014

### **Background:**

Diane G. Bishop submitted a warranty deed for street right-of-way for 27<sup>th</sup> Street SW adjoining land located at the 2534 27<sup>th</sup> Street SW, except the south 155 feet; Jason Hubbell and Nilza DaSilva-Hubbell submitted a warranty deed for 27<sup>th</sup> Street SW adjoining the south 155 feet of the property; Diane G. Bishop and Jason Hubbell and Nilza DaSilva-Hubbell submitted a Concrete Pavement and Concrete Sidewalk Petition and Assessment Agreement for future improvements in 27<sup>th</sup> Street SW adjoining the entire property. The 10' wide right-of-way dedications will provide a total 30' half-width right-of-way adjoining the property typical for a local street. The documents were submitted as part of City review of a Plat of Survey request for division of the property.

### **Action / Recommendation:**

City staff recommends approval of the resolution.

### **Alternative Recommendation:**

City Council may table this item and request further information.

**Time Sensitivity:** NA

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** N/A

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

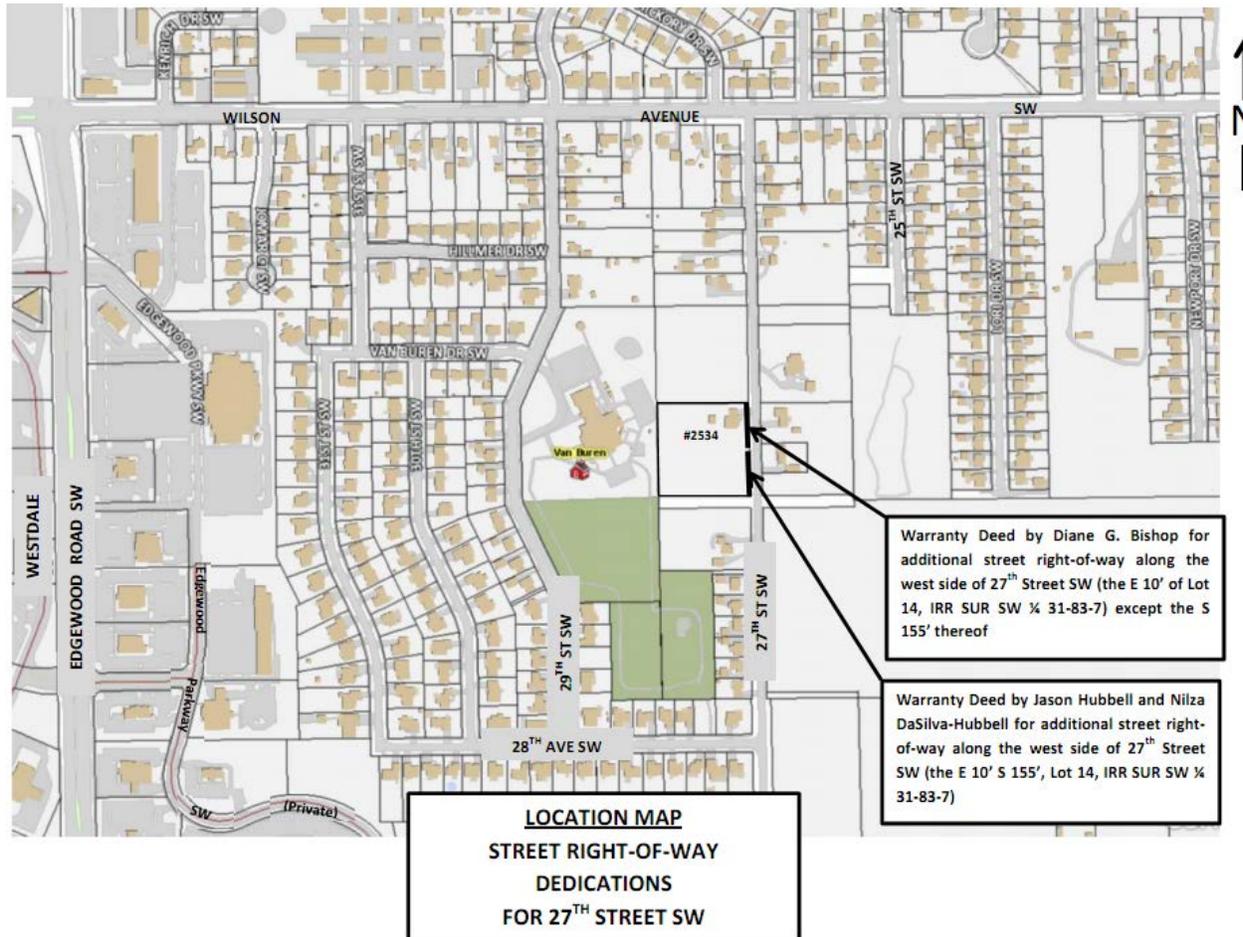
**Local Preference Policy** Applies  Exempt  N/A

**Explanation:** Policy not applicable to final platting subdivisions.

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

**Explanation (if necessary):**

### LOCATION MAP



RESOLUTION NO.

WHEREAS, on behalf of the owners of property located at 2534 27<sup>th</sup> Street SW in Cedar Rapids, Linn County, Iowa, Schnoor-Bonifazi has submitted to the City a request to prepare Plat of Survey No. 1949 for division of said property; and

WHEREAS, as part of the requirements for review of Plat of Survey No. 1949, the property owners have submitted the following executed Warranty Deeds and agreement:

1. A Warranty Deed by Diane G. Bishop for dedication of a 10' wide strip of right-of-way along 27<sup>th</sup> Street SW adjoining the property, except the south 155 feet.
2. A Warranty Deed by Jason Hubbell and Nilza DaSilva-Hubbell, husband and wife, for dedication of a 10' wide strip of right-of-way along 27<sup>th</sup> Street SW adjoining the south 155 feet of the property.
3. A Concrete Pavement and Concrete Sidewalk Petition and Assessment agreement signed by Diane G. Bishop and Jason Hubbell and Nilza DaSilva-Hubbell for future improvements in 27<sup>th</sup> Street SW adjoining the entire property noted above.

and

WHEREAS, the Warranty Deeds and Concrete Pavement and Concrete Sidewalk Petition and Assessment Agreement as submitted are recommended for approval by Development Services Department staff; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, the executed Warranty Deeds and Concrete Pavement and Concrete Sidewalk Petition and Assessment Agreement as noted above be and the same are hereby accepted and recorded in the Office of the Linn County Recorder.

Passed this 24th day of March, 2015.

## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**Presenter at meeting:** Kirsty Sanchez

**Phone Number/Ext:** 319 286-5248

**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**       **Public Hearing**       **Regular Agenda**

Resolution in support for the proposed renovation of the building at 1030 5<sup>th</sup> Avenue SE and authorization to negotiate a Development Agreement with Tanager Place. NEW

### **Background:**

The City has received a request for Tax Increment Financing by Tanager Place for property at 1030 5<sup>th</sup> Avenue SE. The proposed renovation is roughly 60,000 square feet and will include 12,000 square feet of common area, 15,000 square feet leased to medical services, 11,000 square feet leased to other services that can benefit Tanager Place, and 22,000 square feet to be occupied by Tanager Place. The renovation cost is approximately \$650,000 and will include repainting, carpeting, updated parking lot light fixtures, a new building entrance, signage, and parking lot maintenance. This project qualifies for the Core District Reinvestment Program.

This project is located within the Consolidated Central Urban Renewal area and qualifies for the City's Core District Reinvestment Program. Key characteristics of the proposed project to establish public purpose in the project include:

- Reuse of an existing building
- Infill development in the City's core

Key details of the project include:

- \$650,000 investment
- Construction work has already begun and is expected to be completed by June 2015

Staff will bring forward a Development Agreement to address specifics of the City's participation and elements of development project.

### **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:** March 24, 2015

**Estimated Presentation Time:** N/A

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

The local match for the proposed project would be provided through a five-year, 100% property tax reimbursement of the increased tax revenue generated by the construction.

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

**Explanation:**

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

**Explanation (if necessary):**

## Economic Development Project Information



Date: February 10, 2015  
 Applicant: Ptero, LC  
 Location: 615 1<sup>st</sup> Avenue SE (former History Center building)  
 Request: Tax Increment Financing, 10 years 50%

<b>Development Characteristics</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b><i>Land Use Actions</i></b>			
1) Rezoning			
2) Site development plan			
3) Conditional use permit			
4) Variance			
<b><i>Existing Assets</i></b>			
1) Historic structure(s)		X	
2) Trees		X	
<b><i>Sustainable Development Practices</i></b>			
1) Stormwater techniques			
a) Rain garden			
b) Permeable pavement			
c) Regional or share retention			
2) LEED or other green building certification			
<b><i>Site Design</i></b>			
1) Parking located at:			
a) Back or side of building	X		
b) Exceeds maximum allowed			
c) Incorporates bike racks			
2) Sidewalks provided	X		
3) Clearly defined pedestrian walkways throughout	X		
<b><i>Building Design</i></b>			
1) Building materials compatible with neighborhood			
2) Four-sided building design			
a) Building materials			
b) Architectural features			
3) 1 <sup>st</sup> floor inviting to pedestrians			
<b><i>Ownership/Use</i></b>			
1) Development will include:			
a) Ownership	X		Developer will own the building and lease to a tenant
b) Lease			
c) Combination			
2) Have end users been defined?	X		Cedar Rapids Day School is the proposed tenant

RESOLUTION NO.

RESOLUTION IN SUPPORT FOR THE PROPOSED RENOVATION OF  
THE BUILDING AT 1030 5<sup>TH</sup> AVENUE SE AND AUTHORIZATION TO  
NEGOTIATE A DEVELOPMENT AGREEMENT WITH TANAGER PLACE

WHEREAS, the Community Development Director has advised this City Council of a development proposal submitted by Tanager Place (the "Developer") with respect to the proposed renovation of the building located at 1030 5th Avenue SE; and

WHEREAS, the proposal includes the renovation of the building to include 12,000 square feet of common area, 15,000 square feet to be leased to medical services, 11,000 square feet leased to other services to benefit Tanager Place, and 22,000 square feet to be occupied by Tanager Place;

WHEREAS, the estimated construction cost is \$650,000; and

WHEREAS, the Developer is requesting a standard level of City participation in the form of a five-year, 100% reimbursement of the increased property tax generated by the improvements; and

WHEREAS, this proposed redevelopment qualifies for the City's Core District Reinvestment Program; and

WHEREAS, the following project characteristics are consistent with City Council goals and combine to establish the public purpose and overall benefit to the community:

- Reuse of an existing building.
- Infill redevelopment is consistent with City Council goal of creating cost-effective provision of existing infrastructure and City services.

WHEREAS, the City Council desires to express its support for the Developer's proposal;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, does hereby express its support for the renovation of the building at 1030 5<sup>th</sup> Avenue SE proposed by the Developer, as described herein, and the City Manager is hereby authorized and directed to negotiate a Development Agreement with Tanager Place.

Passed this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

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

**Phone Number/Extension:** 5153

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

**Phone Number/Extension:** 5814

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

Preliminary resolution for the construction of pavement and sidewalk improvements in the City of Cedar Rapids, Iowa for the Collins Road (IA 100) Phase 1 Complete Streets Project from East of Northland Avenue NE to Twixt Town Road NE. CIP/DID #301446-00

### Background:

This project is to construct new curbs, side street turn lanes, sidewalks, and grading and drainage improvements on Collins Road (IA 100) Phase 1 Complete Streets Project from East of Northland Avenue NE to Twixt Town Road NE.

The proposed resolution before City Council is the initial 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 indicates there is benefit and the City's intention to do some special assessment. Future resolutions, should the Council proceed with the process, will include property values and specific proposed assessments. In the meantime, for order of magnitude budgetary purposes, the following should be used. The total cost is approximately \$17,000,000.

### Action / Recommendation:

Public Works Department recommends adoption of the preliminary resolution for the construction of pavement and sidewalk improvements in the City of Cedar Rapids, Iowa for the Collins Road (IA 100) Phase 1 Complete Streets Project from East of Northland Avenue NE to Twixt Town Road NE.

### Alternative Recommendation (if applicable):

If resolution is not adopted, the assessment will not proceed. The project will have to be funded by General Obligation Bond funding or be abandoned.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** CIP No. 301446

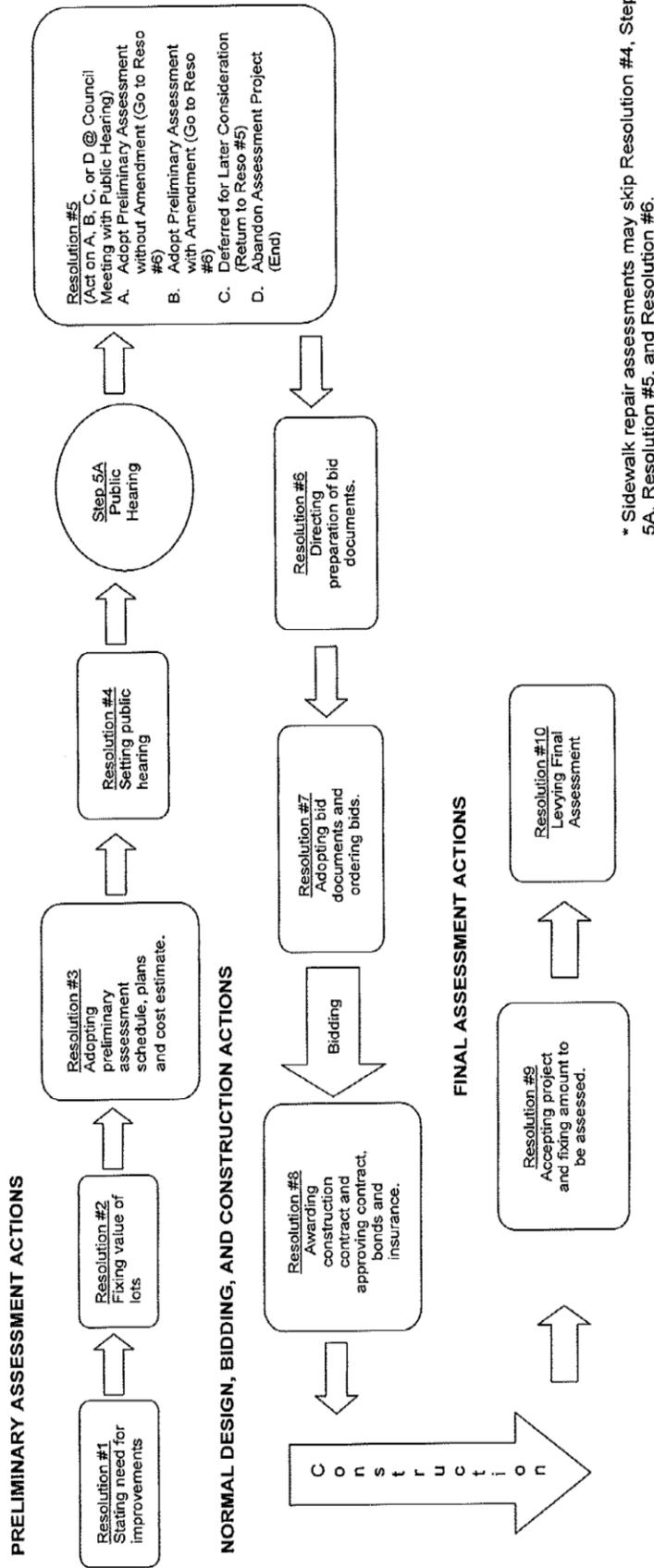
**Local Preference Policy:** Applies  Exempt

**Explanation:** Project is a roadway project. 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

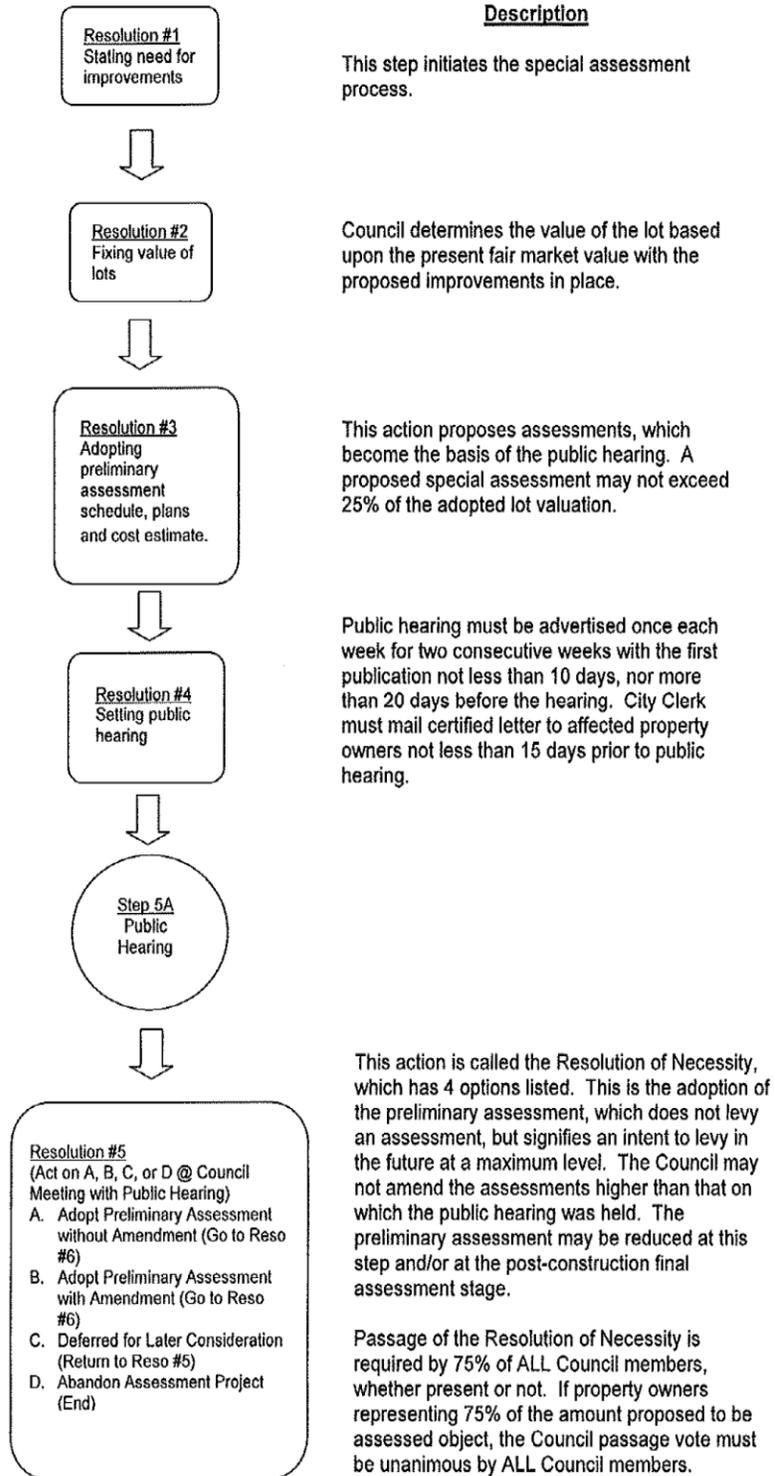
**Explanation (if necessary):**

**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**



RESOLUTION NO.

PRELIMINARY RESOLUTION FOR THE CONSTRUCTION  
OF COLLINS ROAD (IA 100) PHASE 1 COMPLETE STREETS PROJECT  
FROM EAST OF NORTHLAND AVENUE NE TO TWIXT TOWN ROAD NE IN THE CITY OF  
CEDAR RAPIDS, IOWA

WHEREAS, this Council, after a study of the requirements, is of the opinion that it is necessary and desirable that portland cement concrete sidewalk, curbs, commercial driveway left turn lanes, and drainage improvements be constructed within Cedar Rapids, Iowa, as hereinafter described, and

WHEREAS, it is proposed that said project be constructed as a single improvement under the authority granted by Division IV of Chapter 384 of the State Code of Iowa,

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that Cedar Rapids, Iowa, construct portland cement concrete sidewalk, curbs, commercial driveway left turn lanes, grading, and drainage improvements as hereinafter described, and

BE IT FURTHER RESOLVED that the beginning and terminal points of said improvements shall be as follows:

500-Foot East of Northland Avenue NE to Twixt Town Road NE and  
On Lindale Drive from Collins Road NE to 700-Foot North of Collins Road

,and

BE IT FURTHER RESOLVED that David J. Elgin, P.E., L.S. of the Public Works Department, Cedar Rapids, Iowa, having authorized a Anderson-Bogert Engineers & Surveyors, Inc. to prepare estimates, plans and specifications and plats and schedules and otherwise to act in said capacity with respect to said project is hereby ordered to prepare and file with the Clerk preliminary plans and specifications and estimates of the total cost of the work and the plat and schedule of special assessments against benefited properties, and

BE IT FURTHER RESOLVED that this Council hereby determines that all property within the area hereinafter described will be specially benefited by said improvements, to-wit:

140227601000000 A.P. #335 EA LOTS 2, 3 & EX HWY 100 STR/LB 4	140242600200000 LANDS (LESS RD) W 208' E 439' N 310' NW SE STR/LB 2 83 7
140227601200000 NORTH POINTE PARK 2ND STR/LB 4	140242600100000 LANDS (LESS RDS) & (LESS W 281' E 512' N 310') & (LESS PT DESC B 1845 P 62 BNG PT OF W 17.35' S 415.44' N 1002.74') N OF BLVD E 476' W 1/2 SE STR/LB 2 83 7

140227601300000 NORTH POINTE PARK 2ND STR/LB 3	140242600300000 LANDS (LESS ST) & (LESS LINDALE 1ST) E 384.8' NE SW & (LESS ST)&(LESS LINDALE 1ST) & (LESS E 476') NW SE & S 210' N 310' W 37' E 476' & THAT PT DESC B 1845 P 62 BNG PT OF W 17.35' E 476' S 415.44' N 1002.74' NW SE & (LESS CEDAR MEMORIAL, SEARS ROEBUCK, CITY NATL BK, PERPETUAL SAV & LOAN LESSEE & FIRESTONE TIRE & RUBBER CO) N OF BLVD SW SE STR/LB 2 83 7
140227601400000 NORTH POINTE PARK 2ND STR/LB 2	140230101100000 LINDALE 1ST STR/LB 11
140227601500000 NORTH POINTE PARK 2ND STR/LB 1	140230101400000 LINDALE 1ST STR/LB 10
140215200200000 NATALIA MARIA 1ST STR/LB 1	140230101200000 LINDALE 1ST LOTS 6, 7, 8 & STR/LB 9
140227601100000 NATALIA MARIA 1ST STR/LB 2	140230101300000 LINDALE 1ST STR/LB B
140215200300000 LANDS S'LY 150' E'LY 150' LYG N OF COLLINS RD & W OF LINDALE RD SW NE STR/LB 2 83 7	140230100100000 LINDALE 1ST STR/LB 5
140215200400000 LANDS A TR W OF LINDALE DR BNG E 156.15' MEAS ON N LN BNG 111.21' MEAS ON S LN BNG N'LY 281.07' S'LY 601.7' MEAS ON W'LY LN LINDALE DR SW NE STR/LB 2 83 7	140230100200000 LINDALE 1ST E'LY 97.09' MEAS ON N'LY LN LOT 3 & ALL STR/LB 4
140215100700000 LANDS (LESS ST) &(LESS N 33' S 66') E'LY OF LINDALE DR E 243.97' W 905' S 210' SW NE STR/LB 2 83 7	140230100300000 LINDALE 1ST E'LY 52.09' MEAS ON N'LY LN LOT 2 & W'LY 102.91' MEAS ON N'LY LN STR/LB 3

, and

BE IT FURTHER RESOLVED that said improvement shall be designated as "Collins Road (IA 100) Phase 1 Complete Streets Project from East of Northland Avenue NE to Twixt Town Road NE", and such name shall be sufficient designation to refer to said improvement in all subsequent proceedings.

Passed this 24th day of March, 2015.





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Doug Wilson, PE

**Phone Number/Extension:** 5141

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

**Alternate Contact Person:** Gary Petersen, PE

**Phone Number/Extension:** 5153

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

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

Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the 76<sup>th</sup> Avenue SW Improvements — from Edgewood Road SW to East of the Cedar Rapids and Iowa City (CRANDIC) Railroad Crossing project. CIP/DID # 301208-00

### Background:

Construction has been completed by Pirc-Tobin Construction, Inc. for the subject project. This is a previously approved Capital Improvements Project (CIP No. 301208) with a total cost of completed work to date of \$3,014,593. Amount proposed to be assessed to 8 benefiting properties is \$727,580. The preliminary assessment amount of \$1,740,030, of which \$749,130 was assessed to the City and has been paid, was approved by City Council on March 26, 2013. The Public Works Department has inspected the completed work and determined the work to be in substantial conformance with the contract requirements. In conformance with the provisions of the Iowa Code for special assessment (Chapter 384) proposes a resolution to levy the final assessment.

### Action / Recommendation:

The Public Works Department recommends adoption of the resolution.

### Alternative to the Recommendation:

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

**Time Sensitivity:** Must be acted on by March 24, 2015 due to assessment schedule per State code timeline.

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** 301208

**Local Preference Policy:** Applies  Exempt

**Explanation:**

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

**Explanation (if necessary):**

RESOLUTION NO.

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

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

That after full consideration of the final schedule of assessments and accompanying plat showing the assessments proposed to be made for the construction of the 76<sup>th</sup> Avenue SW Improvements — from Edgewood Road SW to East of the Cedar Rapids and Iowa City (CRANDIC) Railroad Crossing project, within the City, under contract with Pirc-Tobin Construction, Inc. of Alburnett, Iowa, which final plat and schedule was filed in the office of the Clerk on the 12th day of March, 2015 said assessments are hereby corrected by making the following changes and reductions:

<u>NAME OF PROPERTY OWNER AND DESCRIPTION OF PROPERTY</u>	<u>PROPOSED FINAL ASSESSMENT</u>	<u>PROPOSED FINAL CONDITIONAL DEFICIENCY, IF ANY</u>	<u>CORRECTED FINAL ASSESSMENT</u>	<u>CORRECTED FINAL CONDITIONAL DEFICIENCY, IF ANY</u>
City of Cedar Rapids Lands (Less Sts) N 660' W of RR NW NW STR/LB 20-82-7	\$117,200	0	0	0
City of Cedar Rapids Lands (Less Sts) & (Less NE NE) NE STR/LB 19-82-7	\$151,200	0	0	0
City of Cedar Rapids NW, SE & SW Ex Rd 19-82-7	\$298,490	0	0	0

BE IT FURTHER RESOLVED, that the said schedule of assessments and accompanying plat, be and the same are hereby approved and adopted; and that there be, and is hereby assessed and levied, as a special tax against and upon each of the lots, parts of lots and parcels of land, and the owner or owners thereof liable to assessment for the cost of said improvements, the respective sums expressed in figures set opposite to each of the same on account of the cost of the construction of the said improvements. Provided, further, that the amounts shown in said final

schedule of assessments as deficiencies are found to be proper and are levied conditionally against the respective properties benefited by the improvements as shown in the schedule, subject to the provisions of Section 384.63, Code of Iowa. Said assessments against said lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements, and not in excess thereof, and not in excess of 25% of the value of the same.

BE IT FURTHER RESOLVED, that said assessments of an amount subject to the provisions of Section 384.60, Code of Iowa, shall be payable in ten (10) equal annual installments and shall bear interest at the rate of 9 percent per annum, the maximum rate permitted by law, from the date of the acceptance of the improvements; the first installment of each assessment, or total amount thereof, if it be less than the amount subject to the provisions of Section 384.60 Code of Iowa, with interest on the whole assessment from date of acceptance of the work by the Council, shall become due and payable on July 1, 2015; succeeding annual installments, with interest on the whole unpaid amount, shall respectively become due on July 1<sup>st</sup> annually thereafter, and shall be paid at the same time and in the same manner as the September semiannual payment of ordinary taxes. Said assessments shall be payable at the office of the City Treasurer, in full or in part and without interest within thirty days after the date of the first publication of the notice of the filing of the final plat and schedule of assessments to the County Treasurer of Linn County, Iowa.

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

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

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

PASSED this 24<sup>th</sup> day of March, 2015.

Published in the Cedar Rapids Gazette 3/28/15 and 4/4/15  
 (Two publications required)

NOTICE OF FILING OF THE FINAL PLAT AND SCHEDULE  
 OF ASSESSMENTS AGAINST BENEFITED PROPERTIES FOR  
 THE CONSTRUCTION OF THE 76<sup>TH</sup> AVENUE SW IMPROVEMENTS — FROM EDGEWOOD  
 ROAD SW TO EAST OF THE CEDAR RAPIDS AND IOWA CITY (CRANDIC) RAILROAD  
 CROSSING  
 WITHIN THE CITY OF CEDAR RAPIDS, IOWA

TO THE PERSONS OWNING LAND LOCATED WITHIN THE DISTRICT DESCRIBED AS THE  
 76<sup>TH</sup> AVENUE SW IMPROVEMENTS — FROM EDGEWOOD ROAD SW TO EAST OF THE  
 CEDAR RAPIDS AND IOWA CITY (CRANDIC) RAILROAD CROSSING  
 WITHIN THE CITY OF CEDAR RAPIDS, IOWA:

Consisting of the properties which are described as follows:

Lands (Less Sts) SW SW STR/LB 18-82-7	Lands R/W Over SW SW of SEC STR/LB 17-82-7 & Lands R/W Over NW NW of SEC STR/LB 20-82-7
Lands (Less St) SE SW STR/LB 18-82-7	76th Ave Industrial Park 1st STR/LB 1
Lands (Less Sts) SW SE STR/LB 18-82-7	NE NW W 173.8' N 660' Ex Rd & NW NW N 660' E of RR - Ex Rd STR/LB 20-82- 7
Lands (Less Sts) & (Less Sq Ac in SE Cor) SE SE STR/LB 18-82-7	Lands (Less Sts) N 660' W of RR NW NW STR/LB 20- 82-7
Lands 1 Ac Sq in SE Cor SE SE STR/LB 18-82-7	Lands (Less Sts) NE NE STR/LB 19-82-7
Land (Less St) W 880' SW SW STR/LB 17-82-7	Lands (Less Sts) & (Less NE NE) NE STR/LB 19-82- 7
P.O.S. #1376 Parcel A & E 1/2 NW-Ex Rd & Th Pt NW'ly of RR E 106 2/3 Ac SW STR.LB 17-82-7	NW, SE & SW Ex Rd 19- 82-7

The extent of the work completed on the 76<sup>th</sup> Avenue SW Improvements — from Edgewood Road SW to East of the Cedar Rapids and Iowa City (CRANDIC) Railroad Crossing project is as follows:

Pavement, grading and drainage improvements on 76<sup>th</sup> Avenue SW from Edgewood Road SW to East of the Cedar Rapids and Iowa City (CRANDIC) railroad crossing

You are hereby notified that the final plat and schedule of assessments against benefited properties within the District described as the 76<sup>th</sup> Avenue SW Improvements — from Edgewood Road SW to East of the Cedar Rapids and Iowa City (CRANDIC) Railroad Crossing project, for the construction of pavement, grading and drainage improvements, has been adopted and levied by the Council of Cedar Rapids, Iowa, and that said plat and schedule of assessments has been certified to the County Treasurer of Linn County, Iowa. Assessments of \$500 or more are payable in ten (10) equal annual installments, with interest on the unpaid balance, all as provided in Section 384.65, City Code of Iowa. Conditional deficiency assessment, if any, may be levied against the applicable property for the same period of years as the assessments are made payable.

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

All properties located within the boundaries of the 76<sup>th</sup> Avenue SW Improvements — from Edgewood Road SW to East of the Cedar Rapids and Iowa City (CRANDIC) Railroad Crossing project, above described have been assessed for the cost of the making of said improvements, the amount of each assessment, and the amount of any conditional deficiency assessment having been set out in the schedule of assessments and plat accompanying the same, which are now on file in the office of the County Treasurer of Linn County, Iowa. For further information you are referred to said plat and schedule of assessments.

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

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Clerk of the City of Cedar Rapids, Iowa

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

STATE OF IOWA

COUNTY OF LINN

I, \_\_\_\_\_, Clerk of the City of Cedar Rapids, County of Linn, State of Iowa, do hereby certify that at a meeting of the Council of Cedar Rapids, Iowa, held on the 24th day of March, 2015 the said Council did levy special assessments for and on account of the cost of construction of the 76<sup>th</sup> Avenue SW Improvements — from Edgewood Road SW to East of the Cedar Rapids and Iowa City (CRANDIC) Railroad Crossing project, under contract with Pirc-Tobin Construction, Inc. of Alburnett, Iowa, on the following or portions thereof, in said Municipality, to-wit:

Lands (Less Sts) SW SW STR/LB 18-82-7	Lands R/W Over SW SW of SEC STR/LB 17-82-7 & Lands R/W Over NW NW of SEC STR/LB 20-82-7
Lands (Less St) SE SW STR/LB 18-82-7	76th Ave Industrial Park 1st STR/LB 1
Lands (Less Sts) SW SE STR/LB 18-82-7	NE NW W 173.8' N 660' Ex Rd & NW NW N 660' E of RR - Ex Rd STR/LB 20-82- 7
Lands (Less Sts) & (Less Sq Ac in SE Cor) SE SE STR/LB 18-82-7	Lands (Less Sts) N 660' W of RR NW NW STR/LB 20- 82-7
Lands 1 Ac Sq in SE Cor SE SE STR/LB 18-82-7	Lands (Less Sts) NE NE STR/LB 19-82-7
Land (Less St) W 880' SW SW STR/LB 17-82-7	Lands (Less Sts) & (Less NE NE) NE STR/LB 19-82- 7
P.O.S. #1376 Parcel A & E 1/2 NW-Ex Rd & Th Pt NW'ly of RR E 106 2/3 Ac SW STR.LB 17-82-7	NW, SE & SW Ex Rd 19- 82-7

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

76<sup>th</sup> Avenue SW Improvements — from Edgewood Road SW to East of the Cedar Rapids and Iowa City (CRANDIC) Railroad Crossing

I further certify that the said assessments of \$500 or more are payable in ten (10) equal annual installments, together with interest thereon at the rate of 9 percent per annum computed to December 1<sup>st</sup> following the due date of each installment. Interest commences on March 12, 2015, the date of acceptance of the work. The first annual installment, or the full amount of assessments less than \$500.00, are due and payable on July 1<sup>st</sup> following the date of levy of these assessments as set forth above (unless this certification is made within less than thirty days prior to July 1<sup>st</sup>) and is subject to the provisions of Section 384.65, City Code of Iowa, with respect to lien, delinquent dates, interest, penalties and years of payment.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the 24th day of March, 2015.

\_\_\_\_\_  
City Clerk

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

\_\_\_\_\_  
County Treasurer

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

Building Permit Official of the City of Cedar  
Rapids, Iowa



**76TH AVENUE SW IMPROVEMENTS FROM EDGEWOOD ROAD SW  
TO CRANDIC RAILROAD CROSSING**  
RECONSTRUCTION OF RURAL SEAL COAT STREET WITH DITCHES TO CONCRETE CURB AND GUTTER





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

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

**Phone Number/Extension:** 5814

**Alternate Contact Person:** Kevin Vrchoticky, EIT  
**E-mail Address:** k.vrchoticky@cedar-rapids.org

**Phone Number/Extension:** 5896

**Description of Agenda Item:**  **Consent Agenda**  **Regular Agenda**  **MAP**  
Resolution adopting the Sidewalk Repair and Reimbursement Policy dated March 2015. CIP/DID #3017016-00

### Background:

The Sidewalk Repair and Reimbursement Policy was previously adopted by the City Council, Resolution No. 1008-07-14. The Sidewalk Repair and Reimbursement Policy (attached) has been modified. The policy modifications include:

- A change to City's contribution percentage the City will reimburse. The change was made to include more property owners in the program. It also raised the maximum reimbursement. The revision was compared to the July 2014 policy and the average property owner reimbursement was reduced by less than 1%.
- City participates through reimbursement. Reimbursement calculations have been revised to include all sidewalk widths for all zoning and all types of repairs. No distinction is made between repair types or zoning type. Under the policy each property will be treated the same.

Property owners contact the engineering division with questions regarding the City's Sidewalk Repair and Reimbursement Policy. Numerous property owners have commented that the policy is too complicated and they don't understand it with many requesting the City review the policy to reduce the complexity of the policy. Staff also spent numerous hours answering property owner calls, emails and visits both on and off site regarding the policy, in which staff spent most of that time responding to the complexity of the policy. This is not efficient use of time management, and rewriting the Sidewalk Repair and Reimbursement Policy would help solve the problem.

The goals of the new policy are to increase the number of property owners completing repairs from the current rate of 20% to 50%, reduce the complexity of the policy, maintain the current level of reimbursement, and increase the quality of the City's sidewalks in accordance with the City's Blue Zone initiative and ADA compliance. The Sidewalk Repair Financial Assistance Policy would be revised to match the new Sidewalk Repair and Reimbursement Policy.

### 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:** March 24, 2015

**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 March 2015 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 March 2015.

Passed this 24<sup>th</sup> day of March, 2015

**CITY OF CEDAR RAPIDS, IOWA**  
**SIDEWALK REPAIR AND REIMBURSEMENT POLICY**  
**MARCH 2015**

1. Iowa State Code 364.12 places the responsibility to repair sidewalks along the frontages of public streets on the abutting PROPERTY OWNER. When repair of the sidewalk is mandated by the City of Cedar Rapids, it shall be repaired and eligible for CITY reimbursement according to the policy herein.

2. EFFECTIVE DATE: March 24, 2015

All properties given official notice by the CITY prior to March 24, 2015 shall be reimbursed according to the policy in place prior to March 24, 2015.

Sidewalk Repairs may be performed by the following:

- a. CITY (or designee)
- b. PROPERTY OWNER
- c. CITY Bonded contractor
- d. CITY Bonded Franchise and non-franchise utility companies

3. POLICY DEFINITIONS:

A. PROPERTY OWNER: Owner of property abutting sidewalk within the public right-of-way.

B. CITY: The City of Cedar Rapids, Iowa.

C. CITY CONSTRUCTION REQUIREMENTS: CITY permitting, contractor bonding and licensing, construction standards and requirements, sidewalk design plan(s), inspection notification requirements, and timelines set forth by the Public Works Director/CITY Engineer, or designee.

D. CURB RAMP: the sloped transition section of sidewalk between the sidewalk along a public street frontage and street level including the flat pad at the top and/or bottom of the ramp.

E. GENERAL SIDEWALK REPAIR: Covers all types of damaged sidewalk, including sidewalks damaged by CITY owned trees, or sidewalk that is non-compliant with the Americans with Disabilities Act (ADA) standards. GENERAL SIDEWALK REPAIR also includes CURB RAMPS that are non-compliant with the ADA standards. (e.g., transverse and longitudinal slope issues, DETECTABLE WARNING PANELS, etc.) GENERAL SIDEWALK REPAIR does not include sidewalk damaged by CITY OWNED UTILITY MAIN.

F. PARCEL (LOT): For the purposes of this assessment policy, a PARCEL or lot is defined as the property as shown on a plat at time of final platting or, a tract or PARCEL of property identified by a PARCEL number, not previously platted. Lots, which have been consolidated or have the same owner(s) shall be treated as individual lots for the basis of repair and reimbursement calculations herein.

- G. CITY OWNED UTILITY MAIN: Public water, sanitary sewer, and storm sewer main lines that serve more than one property and are generally located within the right-of-way. Sanitary sewer services, water services and water service stop boxes are not considered CITY owned utility mains.
- H. PUBLIC STREET: A roadway owned and maintained by the CITY of Cedar Rapids, providing frontage for a PARCEL(S) of property as set forth in the CITY Zoning regulations.
- I. RIGHT-OF-WAY (ROW): The public RIGHT-OF-WAY includes the streets and the area of land between the street and the legal property line. The average distance between the property line and the edge of the street is 16 feet; however this distance is different for each property. By locating the property pins, an accurate property line location may be determined. If the property pins cannot be located, a licensed land surveyor can survey the legal description of the property.
- J. TOTAL SIDEWALK COST: Costs including design, surveying, property right(s) acquisition, construction costs of sidewalk, driveway, and all other related construction costs, construction administration, and assessment administration associated with planning and construction of a CITY sidewalk repair project, unless specifically excluded by this policy.
- K. DETECTABLE WARNING PANEL: Pre-formed panels embedded into CURB RAMPS, to assist visually impaired persons perceive the end of the sidewalk and the beginning of the street crossing. The domes are of specific dimension and pattern, specified in the Americans with Disabilities Act (ADA), and are required at all CURB RAMPS.

### Sidewalk Repaired by the Property Owner

The CITY offers a reimbursement for sidewalk repair completed by the PROPERTY OWNER or its designee. The City of Cedar Rapids Public Works Department will determine a unit price per square foot of sidewalk. This unit price will determine the rate at which the CITY will reimburse PROPERTY OWNERS for sidewalk repairs.

The table below shows the percentage of the unit price that the CITY will reimburse per square foot of sidewalk repaired.

<b>Sidewalk Repaired by the PROPERTY OWNER</b>		
Percentage of Unit Price Reimbursed by CITY per Square Foot		
Type of Repair	Sidewalks Up to 7.5' Wide	Maximum Reimbursement (In a 4 Year Period)
GENERAL SIDEWALK REPAIR	35%	\$1,000
CURB RAMPS	50%	No Maximum
DETECTABLE WARNING PANELS	100%	No Maximum
Repairs due to CITY OWNED UTILITY	100%	No Maximum

- Only sidewalk deemed in need of repair by the CITY are eligible for reimbursement.
- Reimbursement will be based on the square footage of sidewalk in need of repair that is removed and replaced.
- Reimbursement requests must be made within 60 days of repair. Reimbursements are made as funds are available, and required repairs must be completed within specified schedule, regardless of reimbursement fund availability.
- If sidewalk repair by PROPERTY OWNER does not comply with CITY CONSTRUCTION REQUIREMENTS, the CITY may decline reimbursement until non-compliant sidewalk is brought into compliance by the PROPERTY OWNER. The CITY may remove and replace non-compliant sidewalk and invoice PROPERTY OWNER for its replacement in accordance with CITY policy.
- Reimbursement may be withheld until an excavation in the RIGHT-OF-WAY permit is obtained.
- Reimbursements shall not exceed the amount invoiced for repair.
- Repair and reimbursement amounts for items other than sidewalk removal and replacement will be considered on a case by case basis (i.e. retaining walls, tree rings, etc.).

**Sidewalk Repaired by the CITY**

Sidewalk repairs that are not completed by the PROPERTY OWNER will be repaired by the CITY or its designee. Upon completion of the repair, the CITY will assess the costs associated with the repair to the PROPERTY OWNER.

The table below shows the percentage of the unit price that the CITY will pay per square foot of sidewalk repaired.

<b>Sidewalk Repaired by the CITY</b>		
Percentage of Unit Price Paid by CITY per Square Foot		
Type of Repair	Sidewalks Up to 7.5' Wide	Maximum CITY Participation (In a 4 Year Period)
GENERAL SIDEWALK REPAIR	0%	\$0
CURB RAMPS	50%	No Maximum
DETECTABLE WARNING PANELS	100%	No Maximum
Repairs due to CITY OWNED UTILITY	100%	No Maximum

- Upon completion of the repair, the PROPERTY OWNER will be assessed by the CITY for the total cost of the repair, as stated in the Iowa State Code.



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Kevin Vrchoticky, EIT  
**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 adopting the Financial Assistance Policy on Sidewalk Repair dated March 2015.  
CIP/DID #3017016-00

### Background:

Sidewalk repair is required by property owners under Iowa State Code, but objections to sidewalk repairs received by the City include the inability by property owners to afford a sidewalk repair or assessment due to owners' low or fixed income. As part of the sister policy adopting and updating the Sidewalk Repair and Reimbursement Policy, this Financial Assistance Policy on Sidewalk Repair provides assistance to those property owners that cannot afford a sidewalk repair or assessment.

The Financial Assistance Policy on Sidewalk Repair (attached) provides criteria for financial assistance eligibility to low and moderate income households. This policy only applies to owner-occupied single family properties. City assistance ranges from 50% to 75% depending on the number of persons in the household and gross income as compared to statewide median gross household income.

The following table represents the current FY 2014 Income Limits per family size:

Table 1: FY 2014 Income Limits per family size for Linn County:

FY 2014 Income Limit Area	Median Income	FY 2014 Income Limit Category	Persons in Household							
			1	2	3	4	5	6	7	8+
Linn County	\$74,500	<b>Extremely Low</b> 30% Income Limits	\$15,650	\$17,900	\$20,150	\$23,850	\$27,910	\$31,970	\$36,030	\$40,090
		<b>Very Low</b> 50% Income Limits	\$26,100	\$29,800	\$33,550	\$37,250	\$40,250	\$43,250	\$46,200	\$49,200
		<b>Low</b> 80% Income Limits	\$41,750	\$47,700	\$53,650	\$59,600	\$64,400	\$69,150	\$73,950	\$78,700

The proposed policy will provide assistance to low and moderate income households to repair sidewalks. This will provide a benefit to the community by increasing the walkability of the City's sidewalks. The change also updates the table to the FY 2014 Income Limits.

**Action / Recommendation:**

The Public Works Department recommends adoption of the resolution accepting the Financial Assistance Policy on Sidewalk Repair dated March 2015.

**Alternative Recommendation:**

Return to the Infrastructure Committee and staff for further changes/clarifications.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

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

**Local Preference Policy:** Applies  Exempt

**Explanation:** Local Preference Policy does not apply to the enactment of City policies.

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

**Explanation (if necessary):** Recommended at the February 26, 2015 Infrastructure Committee meeting.

RESOLUTION NO.

WHEREAS, the repair of sidewalk in the street right-of-way is required under Iowa State Code Section 364.12, and

WHEREAS, the City Council desires to assist low and moderate-income property owners with sidewalk repairs, and

WHEREAS, the Public Works Department has prepared a Financial Assistance Policy on Sidewalk Repair dated March 2015 to address low and moderate-income property owners,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA heretofore approves and adopts the Financial Assistance Policy on Sidewalk Repair dated March 2015 to become in effect immediately upon passage.

Passed this 24<sup>th</sup> day of March, 2015

# CITY OF CEDAR RAPIDS, IOWA SIDEWALK REPAIR FINANCIAL ASSISTANCE POLICY MARCH 2015

Iowa State Code 364.12 places the responsibility to repair sidewalks along the frontages of public streets on the abutting property owner. When repair of the sidewalk is mandated by the City of Cedar Rapids, it shall be repaired and eligible for City reimbursement according to the Sidewalk Repair and Reimbursement Policy. Some property owner(s) may have limited financial means with which to pay the sidewalk repair costs, and the City Council desires to assist those property owners of low and moderate income, on whom the sidewalk repair costs place an undue financial burden.

Sidewalk repair assistance is available through the City as stated in the Sidewalk Repair Financial Assistance Policy as detailed below.

1. The property undergoing sidewalk repair mandated by the City must be owner occupied and located in Single family (R-1, R-2, R-3, R-T and R-TN) zoning to qualify for assistance.
2. The household income must meet the Linn County Income Limits based on household size. Income is based on the Federal Median Family Income Limits for Linn County. Income guidelines are subject to change. See Table 1.
3. The City will financially assist according to the income limit category the property owner meets. See Table 2.
4. In order to be eligible for financial assistance, the property owner must meet the conditions of this policy and submit a completed financial assistance application.

Table 1: FY 2014 Income Limits per family size for Linn County:

FY 2014 Income Limit Area	Median Income	FY 2014 Income Limit Category	Persons in Household							
			1	2	3	4	5	6	7	8+
Linn County	\$74,500	<b>Extremely Low</b> 30% Income Limits	\$15,650	\$17,900	\$20,150	\$23,850	\$27,910	\$31,970	\$36,030	\$40,090
		<b>Very Low</b> 50% Income Limits	\$26,100	\$29,800	\$33,550	\$37,250	\$40,250	\$43,250	\$46,200	\$49,200
		<b>Low</b> 80% Income Limits	\$41,750	\$47,700	\$53,650	\$59,600	\$64,400	\$69,150	\$73,950	\$78,700

Table 2: City Financial Assistance Participation Based on Income Limit

Family Size 1-8+	<b>Extremely Low</b> Gross Household Income 0%-30.00%	<b>Very Low</b> Gross Household Income 30.01%-50.00%	<b>Low</b> Gross Household Income 50.01%-80%
Financial Assistance from City	75% of Repair Costs, No Maximum	60% of Repair Costs, No Maximum	50% of Repair Costs, \$1,500 Max Reimbursement

Example: A 4-person household making a gross income of \$35,400 per year would meet the **Very Low** income limit (Table 1). They would be eligible for 60% assistance from the City with no maximum (Table 2).



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Ron Griffith  
**E-mail Address:** r.griffith@cedar-rapids.org

**Phone Number/Extension:** 5154

**Alternate Contact Person:** Scott Hamlin  
**E-mail Address:** s.hamlin@cedar-rapids.org

**Phone Number/Extension:** 5171

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

Resolution approving the installation of two-way yield control at the intersection of Kerry Lane SE and Maureen Drive SE, yielding traffic on Kerry Lane SE for Maureen Drive SE. CIP/DID #60-15-031

**Background:**

Currently, this is an uncontrolled intersection. Traffic Engineering received a request to look at the intersection for the installation of traffic control. Upon a field review, it was determined there is adequate reason to install yield signs at this intersection for east and westbound traffic.

**Action / Recommendation:**

The Public Works Department recommends approving the resolution to install two-way yield control at the intersection of Maureen Drive SE and Kerry Lane SE yielding traffic on Kerry Lane SE for Maureen Drive SE. This will improve the operational characteristics of the intersection.

**Alternative Recommendation:**

Should Council not approve the resolution, the intersection will remain an uncontrolled intersection.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):**

**Local Preference Policy:** Applies  Exempt

**Explanation:** Does not apply

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

**Explanation (if necessary):** Does not apply

RESOLUTION NO.

WHEREAS, the Traffic Engineering Division of the Public Works Department has recommended that two-way yield control be established at the intersection of Kerry Lane SE and Maureen Drive SE, yielding traffic on Kerry Lane SE for Maureen Drive SE, such that eastbound and westbound vehicle traffic on Kerry Lane SE yields for traffic on Maureen Drive SE,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that two-way yield control be established at the intersection of Kerry Lane SE and Maureen Drive SE, such that eastbound and westbound vehicle traffic on Kerry Lane SE yields for traffic on Maureen Drive SE.

Passed this 24<sup>th</sup> day of March, 2015



**INSTALL TWO-WAY YIELD CONTROL,  
YIELDING TRAFFIC ON KERRY LN  
FOR MAUREEN DR**

Cadd File Name: W:\PROJECTS\Non-CIP\2015\6015 Traffic Control Device Requests\60-15-031 Council Map.dwg



**INSTALL TWO-WAY YIELD CONTROL AT  
KERRY LANE AND MAUREEN DRIVE SE,  
YIELDING TRAFFIC ON KERRY LN FOR MAUREEN DR**





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Ron Griffith  
**E-mail Address:** r.griffith@cedar-rapids.org

**Phone Number/Extension:** 5154

**Alternate Contact Person:** Scott Hamlin  
**E-mail Address:** s.hamlin@cedar-rapids.org

**Phone Number/Extension:** 5171

**Description of Agenda Item:**  **Consent Agenda**     **Regular Agenda**     **Map**  
Resolution approving the installation of yield control at the intersection of 46<sup>th</sup> Street and Sherman Street NE, yielding traffic on 46<sup>th</sup> Street for Sherman Street NE. CIP/DID #60-15-031

**Background:**

Currently, this is an uncontrolled intersection. Traffic Engineering received a request to look at the intersection for the installation of traffic control. Upon a field review, it was determined there is adequate reason to install a yield sign at this intersection for westbound traffic.

**Action / Recommendation:**

The Public Works Department recommends approving the resolution to install yield control at the intersection of 46<sup>th</sup> Street and Sherman Street NE, yielding traffic on 46<sup>th</sup> Street for Sherman Street NE. This will improve the operational characteristics of the intersection.

**Alternative Recommendation:**

Should Council not approve the resolution, the intersection will remain an uncontrolled intersection.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):**

**Local Preference Policy:** Applies  Exempt

**Explanation:** Does not apply

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

**Explanation (if necessary):** Does not apply

RESOLUTION NO.

WHEREAS, the Traffic Engineering Division of the Public Works Department has recommended that yield control be established at the intersection of 46<sup>th</sup> Street NE and Sherman St NE, yielding traffic on 46<sup>th</sup> Street NE for Sherman St NE, such that westbound vehicle traffic on 46<sup>th</sup> Street NE yields for traffic on Sherman Street NE,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that yield control be established at the intersection of 46<sup>th</sup> Street NE and Sherman St NE, such that westbound vehicle traffic on 46<sup>th</sup> Street NE yields for traffic on Sherman Street NE.

Passed this 24<sup>th</sup> day of March, 2014



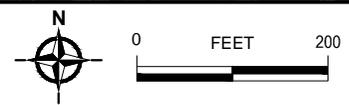
**INSTALL YIELD CONTROL,  
YIELDING TRAFFIC ON 46TH ST  
FOR SHERMAN ST**

Noelridge Park

Cadd File Name: W:\PROJECTS\Non-CIP\2015\6015 Traffic Control Device Request\60-15-031 Council Map.dwg



**INSTALL YIELD CONTROL AT  
46TH STREET AND SHERMAN STREET NE,  
YIELDING TRAFFIC ON 46TH ST FOR SHERMAN ST**





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Ron Griffith  
**E-mail Address:** r.griffith@cedar-rapids.org

**Phone Number/Extension:** 5154

**Alternate Contact Person:** Scott Hamlin  
**E-mail Address:** s.hamlin@cedar-rapids.org

**Phone Number/Extension:** 5171

**Description of Agenda Item:**  **Consent Agenda**     **Regular Agenda**     **Map**  
 Resolution approving the installation of two-way stop control at the intersection of Armar Drive SE and Bridgit Lane SE, stopping traffic on Bridgit Lane SE for Armar Drive SE. CIP/DID #60-15-031

**Background:**

Currently, this is an uncontrolled intersection. Traffic Engineering received a request to look at the intersection for the installation of stop signs. Upon a field review, it was determined there is adequate reason to install stop signs at this intersection for east and westbound traffic.

**Action / Recommendation:**

The Public Works Department recommends approving the resolution to install two-way stop control at the intersection of Armar Drive SE and Bridgit Lane SE stopping traffic on Bridgit Lane SE for Armar Drive SE. This will improve the operational characteristics of the intersection.

**Alternative Recommendation:**

Should Council not approve the resolution, the intersection will remain an uncontrolled intersection.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):**

**Local Preference Policy:** Applies  Exempt

**Explanation:** Does not apply

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

**Explanation (if necessary):** Does not apply

RESOLUTION NO.

WHEREAS, the Traffic Engineering Division of the Public Works Department has recommended that two-way stop control be established at the intersection of Armar Drive SE and Bridgit Lane SE, stopping traffic on Bridgit Lane SE for Armar Drive SE, such that eastbound and westbound vehicle traffic on Bridgit Lane SE stops for traffic on Armar Drive SE,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that two-way stop control be established at the intersection of Bridgit Lane SE and Armar Drive SE, such that eastbound and westbound vehicle traffic on Bridgit Lane SE stops for traffic on Armar Drive SE.

Passed this 24<sup>th</sup> day of March, 2015



**INSTALL TWO-WAY STOP  
CONTROL, STOPPING  
TRAFFIC ON BRIDGIT LN  
FOR ARMAR DR**

Cadd File Name: W:\PROJECTS\Non-CIP\2015\6015 Traffic Control Device Requests\60-15-031 Council Map.dwg



**INSTALL TWO-WAY STOP CONTROL AT  
BRIDGIT LANE AND ARMAR DRIVE SE,  
STOPPING TRAFFIC ON BRIDGIT LN FOR ARMAR DR**





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Kasey Hutchinson  
**E-mail Address:** K.Hutchinson@cedar-rapids.org

**Phone Number/Extension:** 5604

**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**  **Map**  
 Resolution creating a year-long pilot Stormwater Best Management Practices (BMP) Cost-Share Program to be administered by Public Works and financed by the stormwater utility fee with continuation based on program performance. CIP/DID #304428-00

### Background:

A Stormwater BMP Cost-Share program will be incorporated as a line item in the FY 2016 CIP budget, and will provide partial reimbursement up to a limited amount for the cost of installing infiltration based practices on properties subject to the City of Cedar Rapids stormwater utility fee. Infiltration practices, such as rain gardens, bioswales, and permeable pavement, can help reduce peak runoff from rainfall events and snowmelt as well as improve stormwater quality. Proposed practices will be reviewed for conformance to specifications outlined by the program and will be awarded on a first-come, first-serve basis, with a total of \$25,000 to be distributed to qualifying projects.

### Action / Recommendation:

Adoption by Council as a Resolution for FY 2016

**Alternative Recommendation:** If City Council does not approve the resolution, Council can direct staff to redesign the program.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** \$25,000 as a line item in the FY 2016 CIP Budget

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

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

RESOLUTION NO.

WHEREAS, the City continues to experience flash and riverine flooding, including very recent significant flash flooding events, with affiliated property loss and damage, and

WHEREAS, stormwater runoff continues to contribute to localized flooding even during small rain events, and

WHEREAS, current and future development will increase runoff volume due to increased impervious surfaces,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that City staff administer a year-long pilot cost-share program to provide financial assistance for installation of infiltration-based best management practices for managing stormwater runoff on private properties subject to the Stormwater Utility.

Passed this 24<sup>th</sup> day of March, 2015.

## Council Agenda Item Cover Sheet

Consent Agenda       Regular Agenda

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Utilities – Water Pollution Control

**Primary Contact:** Steve Hershner      **Phone:** 5281      **E-mail Address:** [s.hershner@cedar-rapids.org](mailto:s.hershner@cedar-rapids.org)

**Alternate Contact:** Kevin Kirchner      **Phone:** 5902      **E-mail Address:** [k.kirchner@cedar-rapids.org](mailto:k.kirchner@cedar-rapids.org)

**Description of Agenda Item:**

Resolution establishing the Utilities Department – Water Pollution Control Division Fiscal Year 2016 rates beginning July 1, 2015 for wastewater that is hauled directly to the Water Pollution Control Facility for treatment. CIP/DID #OB

**Background:**

Chapter 13 of the Municipal Code stipulates that the City Council by resolution may establish fees and special rates for various materials and services furnished by the Utilities Department. These fees and charges are reviewed on an annual basis and changes are recommended to more accurately reflect the cost of service. These new fee and rate schedules will go into effect on July 1, 2015.

**Action / Recommendation:**

The Utilities Department recommends that City Council approve the resolution establishing the Utilities Department – Water Pollution Control Division Fiscal Year 2016 rates beginning July 1, 2015 for wastewater that is hauled directly to the Water Pollution Control Facility for treatment.

**Alternative Recommendation:**

There is no alternative recommendation but an alternative action is that the City Council could decide not to approve the new fees and special rates for miscellaneous services provided to customers and users of the City's utility services.

**Time Sensitivity:** N/A

**Resolution Date:** 3/24/15

**Estimated Presentation Time:** 0 minutes

**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):** N/A

RESOLUTION NO.

WHEREAS, Resolution No. 0352-03-14 was passed that established special rates for the discharge of septic tank waste, portable toilet waste, grease interceptor and grease trap waste, and

WHEREAS, an updated rate must be established for the discharge of all categories of hauled wastewater, including septic, portable toilet, grease interceptor and grease trap at the Water Pollution Control Facilities.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CEDAR RAPIDS, IOWA that said Resolution No. 0352-03-14 is hereby rescinded and the following enacted in lieu thereof:

WHEREAS, in accordance with subsection 13.17 (d) of Chapter 13 of the Municipal Code of the City of Cedar Rapids, Iowa, the Director of the Water Pollution Control Facilities has recommended that the following special sewer rates be adopted for hauled wastewater into Cedar Rapids Water Pollution Control Facilities:

1. Septic Tank Waste shall be charged \$87.43 per thousand gallons.
2. Portable Toilet Waste shall be charged \$70.84 per thousand gallons.
3. Grease Interceptor and Grease Trap Waste shall be charged \$124.10 per thousand gallons.

and,

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the aforementioned rates are hereby approved and established by the City Council of the City Cedar Rapids, Iowa, and shall become effective July 1, 2015.

Passed this 24<sup>th</sup> day of March, 2015.

## **Council Agenda Item Cover Sheet**

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

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Utilities – Water Pollution Control

**Primary Contact:** Steve Hershner      **Phone:** 5281      **E-mail Address:** [s.hershner@cedar-rapids.org](mailto:s.hershner@cedar-rapids.org)

**Alternate Contact:** Kevin Kirchner      **Phone:** 5902      **E-mail Address:** [k.kirchner@cedar-rapids.org](mailto:k.kirchner@cedar-rapids.org)

**Description of Agenda Item:**

Resolution establishing the Utilities Department – Water Pollution Control Division Fiscal Year 2016 rates beginning July 1, 2015 for flat sewer rates to be charged for un-metered water supplies being discharged into the City sanitary sewer system. CIP/DID #OB

**Background:**

Chapters 12, 13 and 24 of the Municipal Code stipulate that the City Council by resolution may establish fees and special rates for various materials and services furnished by the Utilities Department. These fees and charges are reviewed on an annual basis and changes are recommended to more accurately reflect the cost of service. These new fee and rate schedules will go into effect on July 1, 2015.

**Action / Recommendation:**

The Utilities Department recommends that City Council approve the resolution establishing for the Utilities Department – Water Pollution Control Division rates beginning July 1, 2015 Fiscal Year 2016 for flat sewer rates to be charged for un-metered water supplies being discharged into the City sanitary sewer system.

**Alternative Recommendation:**

There is no alternative recommendation but an alternative action is that the City Council could decide not to approve the new fees and special rates for miscellaneous services provided to customers and users of the City's utility services.

**Time Sensitivity:** N/A

**Resolution Date:** 3/24/15

**Estimated Presentation Time:** 0 minutes

**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):** N/A

RESOLUTION NO.

WHEREAS, Resolution No. 0353-03-14 was passed establishing flat sewer rates to be charged for unmetered water supplies being discharged directly or indirectly into the City sanitary sewer system.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that said Resolution No. 0353-03-14 is hereby rescinded and the following enacted in lieu thereof:

WHEREAS, in accordance with Section 13.17 (d) of Chapter 13 of the Municipal Code of the City of Cedar Rapids, Iowa, the Director of the Water Pollution Control Facilities has recommended that the following special flat sewer rates be adopted for users discharging unmetered water supplies directly or indirectly into the City sanitary sewer system:

1. Motels and Trailer Courts shall be charged at the flat rate of \$16.03 per month per unit (\$0.5274 per day).
2. Restaurants shall be charged at the flat rate of \$92.10 per month (\$3.0298 per day).
3. Laundromats shall be charged at the flat rate of \$18.57 per month per washing unit (\$0.6108 per day).
4. Pet stores or pet-grooming establishments shall be charged at the rate of \$73.87 per month (\$2.4299 per day).
5. Single-family dwellings shall be charged at the flat rate of \$24.72 per month (\$0.8130 per day).
6. Multiple family dwellings shall be charged at the flat rate of \$22.21 per month per unit (\$0.7306 per day).
7. The flat rate for sanitary wastewater for employees shall be \$1.87 per employee per month (\$0.0616 per day).
8. The flat rate for single-family dwellings occupied by a person or persons that qualify under Section 12.37 of Chapter 12, Water Service of the City Code shall be charged at the rate of 50% of the rate established for No.5 above (\$12.36 per month or \$0.4065 per day).
9. Other un-metered flat rates, charges or accounts shall be increased by 3.50%.

and,

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the aforementioned rates or charges are hereby approved and established by the City Council of the City of Cedar Rapids, Iowa, and shall become effective on July 1, 2015, or with the next billing period.

Passed this 24<sup>th</sup> day of March, 2015.

## **Council Agenda Item Cover Sheet**

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

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Utilities – Solid Waste & Recycling

**Primary Contact:** Steve Hershner      **Phone:** 5281      **E-mail Address:** [s.hershner@cedar-rapids.org](mailto:s.hershner@cedar-rapids.org)

**Alternate Contact:** Kevin Kirchner      **Phone:** 5902      **E-mail Address:** [k.kirchner@cedar-rapids.org](mailto:k.kirchner@cedar-rapids.org)

**Description of Agenda Item:**

Resolution establishing the Utilities Department – Solid Waste & Recycling Division fee schedule for Fiscal Year 2016 for nuisance abatement and service charges for all billings beginning July 1, 2015.  
CIP/DID #

**Background:**

Chapters 12, 13 and 24 of the Municipal Code stipulate that the City Council by resolution may establish fees and special rates for various materials and services furnished by the Utilities Department. These fees and charges are reviewed on an annual basis and changes are recommended to more accurately reflect the cost of service. These new fee and rate schedules will go into effect on July 1, 2015.

**Action / Recommendation:**

The Utilities Department recommends that the resolution establishing the FY16 Schedule for the Cedar Rapids Utilities – Solid Waste & Recycling Division Nuisance Abatement and Service Charges be hereby approved.

**Alternative Recommendation:**

There is no alternative recommendation but an alternative action is that the City Council could decide not to approve the new fees and special rates for miscellaneous services provided to customers and users of the City's utility services.

**Time Sensitivity:** N/A

**Resolution Date:** 3/45/15

**Estimated Presentation Time:** 0 minutes

**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):** N/A

RESOLUTION NO.

WHEREAS, Chapter 24 of the Cedar Rapids Municipal Code stipulates that the City Council by Resolution may establish fees for various materials and services furnished by the Utilities Department – Solid Waste & Recycling Division, and

WHEREAS, the Utilities Department – Solid Waste & Recycling Division recommends adoption of the attached fee schedule (Cedar Rapids Utilities – Solid Waste & Recycling Division Nuisance Abatement and Service Charges – FY16 Schedule) for miscellaneous services to be provided to municipal utility customers, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the attached schedule (Cedar Rapids Utilities – Solid Waste & Recycling Division Nuisance Abatement and Service Charges – FY16 Schedule) is hereby approved and established by the City Council of the City of Cedar Rapids, Iowa, and shall become effective on July 1, 2015.

Passed this 24<sup>th</sup> day of March, 2015.

**Cedar Rapids Utilities - Solid Waste & Recycling Division  
Nuisance Abatement and Service Charges - FY16 Schedule**

<b><u>Event/Activity</u></b>	<b><u>FY16 *</u></b>
Nuisance Abatement - Notice – Mailed	\$ -
Nuisance Abatement - Final Notice – Mailed	\$ -
Nuisance Abatement - Intent to Assess Package – Mailed	\$ 1.30
Nuisance Abatement - Special Assessment Package - Mailed	\$ 1.30
Nuisance Abatement - Registered Letter Mailed - Added to Clean Up Invoice	\$ 7.50
Nuisance Abatement - Administrative Fee - Added to Clean Up Invoice	\$ 58.00
Nuisance Abatement - Disposal Cost - Min. \$20.00 or Actual Tipping Fee if Greater Than \$20.00	\$ 20.00
Nuisance Abatement - Clean Up Cost (Actual Cost Incurred - Materials and Labor)	\$ -
Nuisance Abatement - Lift Gate Dump Body Pick Up Truck Per hour - Minimum 1 Hour	\$ 29.00
Nuisance Abatement - 8 to 11 Yard Packer Truck Per Hour - Minimum 1 Hour	\$ 65.00
Nuisance Abatement - 25 Yard Packer Truck Per Hour - Minimum 1 Hour	\$ 95.00
Nuisance Abatement - Specialized Crane or Debris Loader Truck - Per Hour - Minimum 1 Hour	\$ 200.00
Nuisance Abatement - Hook-lift truck - Per Hour - Minimum 1 Hour	\$ 172.00
Nuisance Abatement - Garbage Removal - Per One, 35 gallon, 40 Pound Garbage Container	\$ 13.50
Nuisance Abatement - Bulky Item Removal - Large Item - Per Item Charge	\$ 16.50
Nuisance Abatement - Emptying Cardboard Boxes of Garbage - Per Box	\$ 13.00
Nuisance Abatement - Emptying 95 gallon YARDY cart of Garbage	\$ 52.00
Nuisance Abatement - Emptying 65 gallon CURBY cart of Garbage	\$ 31.00
Nuisance Abatement - Appliance Removal - Per Appliance	\$ 25.00
Nuisance Abatement - Scrap Metal Collection	\$ 25.00
Lien Assessment Fee	\$ 5.50
Illegal Dumping - Clean Up Cost (Actual Cost Incurred for Equipment, Materials and Labor)	\$ -
Illegal Dumping - Disposal Cost - Min. \$50.00 or Actual Tipping Fee if Greater Than \$50.00	\$ 50.00
Regular Special Collection Services - Bulky Item Collection - Per Item Charge	\$ 5.00
Regular Special Collection Services – Crib Mattresses	\$ 2.50
Regular Special Collection Services – Twin Size Bed Set	\$ 10.00
Regular Special Collection Services – Full / Double / Queen Size Bed Set	\$ 16.00
Regular Special Collection Services - King Size Bed Set	\$ 20.00
Regular Special Collection Services - Appliance Collection - Per Item Charge	\$ 9.00
Regular Special Collection Services - Appliance Hauling Cost - Flat Rate Fee Per Haul	\$ 16.00
Regular Special Collection Services - Scrap Metal Collection Cost - Flat Rate Fee	\$ 16.00
Regular Special Collection Services - TV & Computers	\$ 16.00
Regular Special Collection Services - Gaming tables over 200 Pounds	\$ 150.00
Regular Special Collection Services - Regular Pianos and Organs	\$ 250.00
Regular Special Collection Services - Baby Grand Pianos	\$ 300.00
Regular Special Collection Services - Grand Pianos	\$ 350.00

<u>Event/Activity</u>	<u>FY16 *</u>
Regular Special Collection Services – Hot Tubs	\$ 250.00
Regular Special Collection Services – Odd Bulky Items – Supervisor Approved – Costs Will Vary - Actual Cost for Labor Per Hour Per Current FY- Min. 1 Hour	\$ -
Regular Special Collection Services – Debris Loader truck - Per Hour - Minimum 1 Hour	\$ 200.00
Regular Special Collection Services - 2 Cubic Yard Dumpster Rental - Per Day - Minimum 1 Day	\$ 0.24
Regular Special Collection Services - 4 Cubic Yard Dumpster Rental - Per Day - Minimum 1 Day	\$ 0.46
Regular Special Collection Services - 6 Cubic Yard Dumpster Rental - Per Day - Minimum 1 Day	\$ 0.55
Regular Special Collection Services - 25 Yard Packer Truck Per Hour - Minimum 1 Hour	\$ 35.00
Regular Special Collection Services - 25 Yard Packer Truck - (Actual Labor Cost) - Minimum 1 Hour	\$
Regular Special Collection Services - 20 Cu. Yard Hook Lift Box Rental - Per Day - Minimum 1 Day	\$ 2.90
Regular Special Collection Services - 30 Cu. Yard Hook Lift Box Rental - Per Day - Minimum 1 Day	\$ 3.10
Regular Special Collection Services - 40 Cu. Yard Hook Lift Box Rental - Per Day - Minimum 1 Day	\$ 3.40
Regular Special Collection Services - Hook-lift truck - Per Hour - Minimum 1 Hour	\$ 50.00
Regular Special Collection Services - Hook-lift truck - (Actual Cost Incurred for Labor) - Minimum 1 Hour	\$
Regular Special Collection Services - Leaf Vacuum Truck Per Hour - Minimum 1 Hour	\$ 80.00
Return for missed garbage collection	\$ 10.00
Return for missed recycling collection	\$ 10.00
Return for missed yard waste collection	\$ 10.00
Process Unit Waiver Applications / Renewals	\$ 3.00
Additional garbage "GARBY" Cart Daily Rate	\$ 0.3434
Additional recycling "CURBY" Cart - (Actual Cost of Cart)	\$
Additional yard waste "YARDY" Cart - (Actual Cost of Cart)	\$
Replacement of Fire Damaged Yard Waste Cart - (Actual Cost of Cart)	\$ -
Replacement of Vehicle Damaged Yard Waste Cart - (Actual Cost of Cart)	\$ -
Replacement of Fire Damaged Recycling Cart - (Actual Cost of Cart)	\$ -
Replacement of Vehicle Damaged Recycling Cart - (Actual Cost of Cart)	\$ -
Replacement of Fire Damaged Solid Waste Cart - (Actual Cost of Cart)	\$ -
Replacement of Vehicle Damaged Solid Waste Cart - (Actual Cost of Cart)	\$ -

<b><u>Event/Activity</u></b>	<b><u>FY16 *</u></b>
Missing Cart Call – (Found By Staff Within The Block)	\$ 16.00
Insufficient Funds (NSF) and ACH Rejection	\$ 30.00
Late Payment Penalty (Calculated on unpaid account balance)	4.5%

\* **Plus Tax**

**Regular Business Hours:**

(Mon.-Fri. 7:00am to 3:30pm excluding Holidays)

## Council Agenda Item Cover Sheet

Consent Agenda       Regular Agenda

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Utilities – Water

**Primary Contact:** Steve Hershner      **Phone:** 5281      **E-mail Address:** [s.hershner@cedar-rapids.org](mailto:s.hershner@cedar-rapids.org)

**Alternate Contact:** Kevin Kirchner      **Phone:** 5902      **E-mail Address:** [k.kirchner@cedar-rapids.org](mailto:k.kirchner@cedar-rapids.org)

**Description of Agenda Item:**

Resolution establishing new fee and special rate schedules for Fiscal Year 2016 for various services, materials and miscellaneous activities furnished or provided by the Utilities Department – Water and Laboratory Divisions for all billings beginning July 1, 2015. CIP/DID #

**Background:**

Chapters 12, 13 and 24 of the Municipal Code stipulate that the City Council by resolution may establish fees and special rates for various materials and services furnished by the Utilities Department. These fees and charges are reviewed on an annual basis and changes are recommended to more accurately reflect the cost of service. These new fee and rate schedules will go into effect on July 1, 2015.

**Action / Recommendation:**

The Utilities Department recommends that the resolution establishing new fees and special rates for various services, materials and miscellaneous activities furnished by the Utilities Department – Water and Laboratory Divisions be hereby approved.

**Alternative Recommendation:**

There is no alternative recommendation but an alternative action is that the City Council could decide not to approve the new fees and special rates for miscellaneous services provided to customers and users of the City's utility services.

**Time Sensitivity:** N/A

**Resolution Date:** 3/24/15

**Estimated Presentation Time:** 0 minutes

**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):** N/A

RESOLUTION NO.

WHEREAS, Chapter 12 of the Cedar Rapids Municipal Code stipulates that the City Council by Resolution may establish fees for various materials and services furnished by the Utilities Department – Water Division, and

WHEREAS, the Utilities Department – Water Division recommends adoption of the attached fee schedules (Cedar Rapids Utilities – Water Division Miscellaneous Services – FY16 Schedule and Cedar Rapids Utilities – Laboratory Services – FY16 Schedule) for miscellaneous services to be provided to municipal utility customers, contractors, plumbers and others, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the attached schedules (Cedar Rapids Utilities – Water Division Miscellaneous Services – FY16 Schedule and Cedar Rapids Utilities – Laboratory Services – FY16 Schedule) are hereby approved and established by the City Council of Cedar Rapids, Iowa and shall become effective July 1, 2015.

Passed this 25<sup>th</sup> day of March, 2014.

**Cedar Rapids Utilities - Water Division  
Miscellaneous Services - FY16 Schedule**

<b>Event/Activity</b>	<b>FY16 *</b>
Reminder Notice - Mailed	\$0.00
Final Notice - Mailed	\$0.00
Disconnect Notice - Tag Placed at Premise	\$16.31
Turn Off Service	\$0.00
Turn Off Service for Cut Non Pay	\$0.00
Service Call for Repairs (Standard)	\$36.73
Service Call for Repairs (Premium)	\$73.46
Turn On Service (Standard)	\$36.73
Turn On Service (Premium)	\$73.46
Turn On Service for Cut Non Pay (Standard)	\$55.10
Turn On Service for Cut Non Pay (Premium)	\$110.20
Service Call (Standard)	\$36.73
Service Call (Premium)	\$73.46
Missed Appointment	\$20.00
Meter Read	\$14.80
Construction Set (Standard) 1st Meter	\$36.73
Construction Set (Standard) Each additional Meter (Same trip & Building)	\$20.00
Construction Set (Premium) 1st Meter	\$73.46
Construction Set (Premium) Each additional Meter (Same trip & Building)	\$40.00
Hydrant Meter Set (Standard)	\$36.73
Hydrant Meter Set (Premium)	\$73.46
Hydrant Meter Removal (Standard)	\$36.73
Hydrant Meter Removal (Premium)	\$73.46
Hydrant Meter Assembly Rental 3/4" - Daily Rate	\$8.67
Hydrant Meter Assembly Rental 2" - Daily Rate	\$12.87
Unauthorized Connection to Water System - First Offense	\$500.00
Unauthorized Connection to Water System - Second Offense	\$1,000.00
Unauthorized Connection to Water System - Each Offense beyond Second	\$1,500.00
Unauthorized Use of Fire Hydrant	\$500.00
Tampering with Water Meter or Stop Box	\$500.00
Noncompliance of Testing Requirements - Backflow Device	\$100.00
Noncompliance to Repair or Replace Backflow Device	\$500.00
Insufficient Funds (NSF) and ACH Rejection	\$30.00
Lien Assessment Fee	\$5.00
Small Taps (2 inch or smaller)	\$190.55
Large Taps (larger than 2 inch)	\$752.00
Charge to Test Meter	\$36.73
Frozen Meter Charge (Actual Cost - Materials plus Service Call)	
Meters and Appurtenances (Actual Cost - Incl. Mtls., Labor, Equip. & Service Call)	
Device Administrative Charge (Backflow)	\$10.00
Late Payment Penalty (Calculated on unpaid account balance)	4.5%

Distribution Materials (Actual Cost - Including Materials, Labor & Equipment)	
---	--

\* **Plus Tax**

**Cedar Rapids Utilities  
Laboratory Services - FY16 Schedule**

<b>Event/Activity</b>	<b>FY16 *</b>
Alkalinity, total	\$12.00
Ammonia nitrogen - ISE	\$14.50
Ammonia Test - Low-level, colorimetric	\$14.50
Anions - chloride/sulfate - IC	\$21.00
Anions - fluoride/chloride/sulfate/nitrite/nitrate/phosphate - IC	\$31.00
Anions - nitrite/nitrate - IC	\$21.00
Anions - single analyte - IC	\$18.50
Bacteria Test - Presence/Absence	\$12.00
Bacteria Test - Quantitative	\$18.00
Biochemical Oxygen Demand BOD/CBOD	\$30.00
Chemical Oxygen Demand - COD	\$26.00
Chlorine residual, free - colorimetric	\$8.00
Chlorine residual, total - amperometric	\$15.00
Chlorine residual, total - colorimetric	\$8.00
Coliform Bacteria Test - Presence/Absence	\$12.50
Coliform Bacteria Test - Quantitative - non-potable water	\$20.00
Coliform Bacteria Test - Quantitative - potable water	\$19.00
Conductivity	\$7.00
Cyanide, total - distillation/colorimetric	\$30.00
Fluoride Test - colorimetric	\$18.50
Hardness, total or calcium	\$12.00
Iron Test	\$14.00
Kjeldahl nitrogen	\$25.00
Metals - Iron	\$14.50
Metals - lead/copper - ICPMS	\$20.00
Metals - lead/copper/zinc/iron/manganese - ICPMS	\$30.00
Metals - single analyte - ICPMS	\$14.50
Nitrate Test - Ion chromatograph	\$18.50
Nitrite Test - colorimetric	\$18.50
Nitrite Test - Ion chromatograph	\$18.50
pH	\$8.00
Phosphate , ortho - colorimetric	\$14.50
Suspended Solids - TSS	\$18.50
Total Dissolved Solids - TDS	\$18.50
Total Organic Carbon	\$30.00
Total Solids - TS	\$12.00
Turbidity - nephelometric	\$7.00

\* **Plus Tax**

## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Treasury Operations

**Presenter at meeting:** Casey Drew

**Phone Number/Ext:** 5097

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

**Alternate Contact Person:** Michele Tamerius

**Phone Number/Ext:** 5113

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

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

Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects, CIP/DID #OB.

### **Background:**

The City shall issue bonds in 2016. The projects covered by this issue have been budgeted and the work has been scheduled to start. This resolution will allow for the reimbursement of City funds used (such as cash on hand and/or reserves) to cover any expenses of budgeted bond projects paid prior to the issuance of the bonds.

### **Action / Recommendation:**

Recommend that Council approve the resolution of reimbursement.

### **Alternative Recommendation:**

None

### **Time Sensitivity:**

High

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** Consent Agenda

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

No effect on the FY 2015 Budget.

**Local Preference Policy** Applies  Exempt

**Explanation:** N/A

## **ITEMS TO INCLUDE ON AGENDA**

### **CITY OF CEDAR RAPIDS, IOWA**

- Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified Projects.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

March 24, 2015

The City Council of the City of Cedar Rapids, State of Iowa, met in \_\_\_\_\_ session, in the Council Chambers, City Hall, 101 1<sup>st</sup> Street SE, Cedar Rapids, Iowa at 4:00 o'clock P.M., on the above date. There were present Mayor Ron Corbett, in the chair, and the following named Council Members:

\_\_\_\_\_  
\_\_\_\_\_

Absent: \_\_\_\_\_

\* \* \* \* \*

Voting: Council member \_\_\_\_\_ moved the adoption of the resolution; seconded by Council member \_\_\_\_\_. Adopted. Ayes: Council members \_\_\_\_\_. Nays: Council members \_\_\_\_\_.

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION DECLARING AN OFFICIAL INTENT  
UNDERTREASURY REGULATION 1.150-2 TO ISSUE DEBT TO  
REIMBURSE THE CITY FOR CERTAIN ORIGINAL  
EXPENDITURES PAID IN CONNECTION WITH SPECIFIED  
PROJECTS

WHEREAS, the City anticipates making cash expenditures for one or more of the approved fiscal year 2016 capital improvement projects generally described on Exhibit "A" attached hereto and made a part hereof (which shall hereinafter be referred to as the "FY16 Reimbursement Projects"); and

WHEREAS, the City reasonably expects to issue debt to reimburse the costs of the FY16 Reimbursement Projects; and

WHEREAS, the Council believes it is consistent with the City's budgetary and financial circumstances to issue this declaration of official intent.

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

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made from the Capital Improvement Fund in respect of the FY16 Reimbursement Projects, from time to time and in such amounts as this Council determines to be necessary or desirable under the circumstances then and there existing, and this Council reasonably expects to reimburse all or a portion of such expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the City in the future.

Section 3. The maximum principal amount of the bonds, notes or other indebtedness to be issued for the FY16 Reimbursement Projects and the name of the fund or account from which the original expenditures will be paid are reasonably expected to be as set forth on Exhibit "A" attached hereto and made a part hereof.

Section 4. That the City reasonably expects to reimburse the FY16 Reimbursement Project costs not later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service.

Section 5. That this Resolution shall be maintained by the City Clerk in an Official Intent File maintained in the office of the Clerk and available at all times for public inspection, subject to such revisions as may be necessary.

Passed this 24<sup>th</sup> day of March, 2015.

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Ron Corbett, Mayor

ATTEST:

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Amy Stevenson, City Clerk



EXHIBIT A

Series 2016 Resolution of Reimbursement Projects

Streets Projects	2,000,000.00
ADA Compliance Projects	4,875,000.00
Park Projects	475,000.00
Fire Projects	700,000.00
Forestry Projects	150,000.00
Police Projects	50,000.00
Recreation Projects	86,000.00
Riverfront Projects	150,000.00
Library Projects	500,000.00
Information Technology Projects	150,000.00
City Facilities Projects	500,000.00
Water Pollution Control Projects	7,050,000.00
Water Projects	15,304,000.00
Parking Projects	1,000,000.00
Golf	144,000.00
Flood	<u>10,000,000.00</u>
TOTAL	\$43,134,000.00

## Council Agenda Item Cover Sheet

Consent Agenda       Regular Agenda

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Civil Rights Commission

**Presenter at meeting:** LaSheila Yates    **Phone No.:** 5004    **E-mail:** [l.yates@cedar-rapids.org](mailto:l.yates@cedar-rapids.org)

**Alternate Contact:** Alicia Abernathy    **Phone No.:** 5864    **E-mail:** [a.abernathy@cedar-rapids.org](mailto:a.abernathy@cedar-rapids.org)

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

Resolution approving the Business Travel Report for Alicia Abernathy, Civil Rights Commission Administrative Assistant, to attend the National Fair Housing Training Academy Fair Housing Investigations in a Nutshell in Dallas, Texas from June 7 — June 12, 2015 for an estimated amount of \$3,350. CIP/DID #

**Background:**

The City of Cedar Rapids travel policy requires any travel expenses with an estimated travel cost of \$3,000 or more to be approved by the City Council.

The estimated travel cost for Alicia Abernathy, Civil Rights Commission Administrative Assistant, to attend the National Fair Housing Training Academy Fair Housing Investigations in a Nutshell in Dallas, Texas from June 7 — June 12, 2015 is for an estimated amount of \$3,350.

The justification for attendance at the National Fair Housing Training Academy Fair Housing Investigations in a Nutshell is that the training is designed for newer/less experienced staff dealing with investigations.

**Action / Recommendation:**

The Civil Rights Commission recommends that City Council approve the Business Travel Report for Alicia Abernathy, Civil Rights Commission Administrative Assistant, to attend the National Fair Housing Training Academy Fair Housing Investigations in a Nutshell in Dallas, Texas.

**Alternative Recommendation:** N/A

**Time Sensitivity:** N/A

**Resolution Date:** 3-24-15

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

To be funded from the Civil Rights Commission fiscal year 2015 FHAP Grant budget and coded to project number 793606.

**Local Preference Policy**    Applies     Exempt

**Explanation:** Travel

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Civil Rights Commission recommends that Alicia Abernathey, Civil Rights Commission Administrative Assistant, be authorized to attend the National Fair Housing Training Academy Fair Housing Investigations in a Nutshell in Dallas, Texas from June 7—June 12, 2015, and

WHEREAS, the estimated costs are \$3,350, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Business Travel Report submitted by Alicia Abernathey, Civil Rights Administrative Assistant, be hereby approved for her to attend the National Fair Housing Training Academy Fair Housing Investigations in a Nutshell in Dallas, Texas from June 7—June 12, 2015, for an estimated amount of \$3,350. The trip cost will be funded from the Civil Rights Commission fiscal year 2015 FHAP Grant budget and coded to project number 793606.

Passed this 24th day of March, 2015.



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

**Presenter at meeting:** Craig Hanson, PE  
**E-mail Address:** c.hanson@cedar-rapids.org

**Phone Number/Extension:** 5867

**Alternate Contact Person:** Dave Wallace  
**E-mail Address:** d.wallace@cedar-rapids.org

**Phone Number/Extension:** 5154

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

Resolution authorizing execution of Amendment No. 2 to the Professional Services Agreement with Braun Intertec Corporation specifying an increased amount not to exceed \$12,255 for geotechnical evaluation services in connection with the City Services Center project (original contract amount was \$21,265; total contract amount with this amendment is \$33,520) (**FLOOD**). CIP/DID #PWE006-15

**Background:**

Consultant provided geotechnical services for the design of the City Services Center. This Amendment is to pay for additional work that included Flotation Mounted Drilling Services, Soil Engineering Services and Construction and Materials Testing associated with the construction on the City Services Center performed during the contracted period prior to August 30, 2014.

**Action / Recommendation:**

The Public Works Department recommends adoption of the resolution authorizing execution of Amendment No. 2 of the Professional Services Agreement with Braun Intertec Corporation specifying an increased amount not to exceed \$12,255 for a total of \$33,520.

**Alternative Recommendation:** None

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):**

**Local Preference Policy:** Applies  Exempt

**Explanation:**

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, Braun Intertec (CONSULTANT) is currently under contract with the City of Cedar Rapids (CITY) for Environmental Consulting for the City Services Center, Public Works Building, Solid Waste Building, A Street Maintenance Shop and Forestry Building Flood Recovery Project, and

WHEREAS, Consultant has assisted the CITY with sampling and reporting related to the Geotechnical Evaluation for the Cedar Rapids Public Works Building (City Services Center).

WHEREAS, The CITY desires to expand the scope and total cost of the contract to include Flotation Mounted Drilling Services, Soil Engineering Services and Construction and Materials Testing associated with the construction on the City Services Center performed during the contracted period prior to August 30, 2014.

The CITY and CONSULTANT agree to amend the scope of services as indicated in the original agreement and CITY approved amendments, as follows:

	Base Fee (authorized)	Contingency (Non- Authorized)	Change in Running Total	Running Total
Original Contract	\$ 21,265.00	\$ 0.00	-	\$ 21,265.00
Amendment #1	\$ 21,265.00	-	\$ 0.00	\$ 21,265.00
Amendment # 2	\$ 21,265.00		+\$12,255.00	\$33,520.00

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and Deputy City Clerk are authorized to sign Amendment No. 2 to the professional services agreement with Braun Intertec Corporation in the amount of an additional \$12,255 for a total of \$33,520 on the City Services Center and prior Public Works Building, Solid Waste Building, A Street Maintenance Shop and Forestry Building – Environmental Consulting (Contract No. PWE006-15). A summary of the contract amendments for this contract is as follows:

Project budget coding for this amendment to be as follows:

Project PWE006 \$33,520

Passed this 24<sup>th</sup> day of March, 2015

**Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

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

**Alternate Contact Person:** Darrell Cannon      **Phone Number/Ext:** X5922  
**Email:** [d.cannon@cedar-rapids.org](mailto:d.cannon@cedar-rapids.org)

**Description of Agenda Item:**

Amendment No. 4 increasing amount of Contract for Commercial Water Meters & Accessories with Ferguson Waterworks for the Water Service Division an additional \$235,000 for an amended total not to exceed amount of \$435,000 (original contract amount was \$80,000; amended amount for current renewal period is \$435,000). CIP/DID #0511-242

**Background:**

Bids were solicited on behalf of the Water Division in 2011 for the purchase of commercial water meters and accessories on an as-needed basis with three (3) bids submitted. Only Ferguson Waterworks submitted a bid for Neptune meters and accessories, which have now been standardized.

Amendment No. 4 increases the anticipated expenditure for the current renewal period of July 1, 2014 through June 30, 2015 from \$200,000 to \$435,000 which is more in line with the Department's budget. There is one (1) one-year renewal option remaining on this Contract.

**Summary of Contract Renewal Period (July 1, 2014 through June 30, 2015)**

	Price	Description
Amendment No. 3	\$200,000	Resolution No. 0744-06-14
Amendment No. 4	\$235,000	Volume of purchases increased
<b>Total</b>	<b>\$435,000</b>	Not to exceed, except by written amendment

**History of Contract to Date:**

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 0830-06-11	07/01/2011 – 06/30/2012
Amendment No. 1 to renew Contract	Resolution No. 0850-06-12	07/01/2012 – 06/30/2013
Amendment No. 2 to renew Contract	Resolution No. 1032-06-13	07/01/2013 – 06/30/2014
Amendment No. 3 to renew Contract	Resolution No. 0744-06-14	07/01/2014 – 06/30/2015
Amendment No. 4 to add volume	Pending	Effective 03/25/2015

The total annual expenditure will not exceed \$435,000, budgeted in GL account #'s 531122-621-621005 and 554000-621-621005.

**Action / Recommendation:**

Resolution authorizing execution of Amendment No. 4 to Contract for Commercial Water Meters & Accessories for a total estimated annual amount not to exceed \$435,000.

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

Estimated annual amount of \$435,000 budgeted in GL accounts 531122-621-621005 and 554000-621-621005 for FY14.

**Local Preference Policy** Applies  Exempt

**Explanation:**

The local preference policy applied when this contract was awarded but there were no local bidders.

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division solicited bids in 2011 for Commercial Water Meters & Accessories on behalf of the City of Cedar Rapids Water Division; and

WHEREAS, responses were received from three (3) suppliers; and

WHEREAS, Ferguson Waterworks was awarded the Contract for the initial period of July 1, 2011 to June 30, 2012; and

WHEREAS, this Amendment No. 4 increases the amount of the current renewal period, July 1, 2014 through June 30, 2015, from \$200,000 to \$435,000; and

WHEREAS, the total annual expenditure for the renewal period will not exceed \$435,000, budgeted in GL account #'s 531122-621-621005 and 554000-621-621005;

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 Ferguson Waterworks as described herein.

Passed this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Mike Duffy

**Phone Number/Ext:** 5873

**Email:** m.duffy@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 renew Contract for Quarry Products with Wendling Quarries, Inc. for an estimated annual amount of \$90,000 (original contract amount was \$90,000; renewal contract amount is \$90,000). CIP/DID #0213-182

**Background:**

City Council passed Resolution No. 0485-03-13 to award the contract for as-needed purchases of various quarry products to Wendling Quarries, Inc. The Public Works Department – Street Operations is the largest user of this contract; however, all City departments can utilize this contract.

The contract period is May 1, 2015 through April 30, 2016. This is the third year of the contract; there are two additional one-year renewal options available. Wendling Quarries, Inc. held some unit pricing firm and others increased between 3-6% for the following products.

Product	Unit of Measure	Firm Fixed Price
<b>LIME</b>		
Aglime	Ton	\$2.65
3/8" Minus/Limefill	Ton	\$2.65
Lime	Ton	\$2.65
<b>ROADSTONE</b>		
Class A Roadstone	Ton	\$9.45
Class A 3/4" Roadstone	Ton	\$9.45
1" Roadstone	Ton	\$9.45
1-1/2" Roadstone	Ton	\$9.45
2" Roadstone	Ton	\$9.45
Farmer's Rock	Ton	\$9.45
3" Road Rock	Ton	\$9.45
Granular Subbase	Ton	\$10.30
Modified Subbase	Ton	\$9.80
<b>GRAVEL</b>		
3/8"	Ton	\$24.00
Septic 3/4" x 2-1/2"	Ton	\$27.00
Oversize	Ton	\$24.00

Granular Backfill	Ton	\$5.25
Porous Backfill	Ton	\$11.70
<b>CLEAN STONE</b>		
3/4" Clean	Ton	\$11.90
1" Clean	Ton	\$10.90
2" Clean	Ton	\$10.90
3" x 1" Macadam	Ton	\$10.90
Erosion Stone	Ton	\$15.95
<b>CONCRETE STONE</b>		
3/4" Concrete Stone	Ton	\$15.20
1" Concrete Stone	Ton	\$15.20
<b>PEA GRAVEL/CHIPS</b>		
1/2" Washed Chips	Ton	\$11.70
3/8" Washed Chips	Ton	\$11.70
3/8" Pea Gravel	Ton	\$24.00
<b>RIPRAP</b>		
Crusher Run (Primary)	Ton	\$9.20
Rip Rap (Shot Rock)	Ton	\$13.30
Rip Rap (Class D)	Ton	\$23.50
Rip Rap (Class E)	Ton	\$23.50
Pit Run Rock	Ton	\$13.30
Breaker Run	Ton	\$13.30
Shot Rock	Ton	\$13.30
<b>SAND</b>		
Concrete	Ton	\$8.00
Masonry Sand	Ton	\$8.75
Mortar	Ton	\$8.75
Fill	Ton	\$7.00
Stone Sand	Ton	\$5.25
Ice Control Sand	Ton	\$8.00
Limestone Sand	Ton	\$5.25
<b>DELIVERY</b>		
Price per Mile		\$3.00 + \$0.25/mile
Price per Hour		\$80.00
Minimum Delivery Charge		\$70.00
Price per Ton to Deliver Rock		\$3.75
Price per Ton to Deliver Sand		\$4.15

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

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** Department budgets

**Local Preference Policy** Applies  Exempt

**Explanation:** Wendling Quarries, 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 and Wendling Quarries, Inc. are parties to a Contract for the as-needed purchase of quarry products; and

WHEREAS, the City desires to renew the Contract with Wendling Quarries, Inc. for the contract period May 1, 2015 through April 30, 2016; and

WHEREAS, this renewal is year three of the Contract; two additional one-year renewal options remain; and

WHEREAS, vendor has provided a price increase between 3-6% for the contract period; and

WHEREAS, the estimated annual cost of this Contract is \$90,000.

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 Wendling Quarries, Inc. as described herein.

Passed this 24<sup>th</sup> day of March, 2015.



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Email:**

**Alternate Contact Person:** Shawn Lampe

**Phone Number/Ext:** 5119

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

**Alternate Contact Person:** Heather Mell

**Phone Number/Ext:** 5117

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

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

Amendment No. 3 to renew contract for Avaya Network Equipment and Maintenance with Pomeroy IT Solutions for the Information Technology Department for an estimated annual amount of \$100,000 (original contract amount was \$306,111.46; renewal contract amount is \$100,000). CIP/DID #0113-152

### **Background:**

The Information Technology Department entered into a contract with Pomeroy IT Solutions to provide Avaya Network Equipment and Maintenance. The contract was approved by Resolution No. 0480-03-13 for \$306,111.46, and was later amended by Resolution No. 0852-05-13 to an estimated annual expenditure of \$551,116.48.

This contract was renewed for the period of April 1, 2014 through March 31, 2015 for an annual not to exceed of \$250,000.

The new contract renewal period is April 1, 2015 through March 31, 2016 with two (2) additional one-year renewal options remaining. Annual expenditure shall not exceed \$100,000.

### **Action / Recommendation:**

Resolution approving Amendment No. 3 to Contract for Avaya Network Equipment and Maintenance.

### **Alternative Recommendation:**

### **Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** FEMA, CDBG, City Funds

**Local Preference Policy** Applies  Exempt

**Explanation:** Local preference did not apply to the project due to federal funding.

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids Information Technology Department and Pomeroy IT Solutions are parties to a Contract for Avaya network Equipment and Maintenance; and

WHEREAS, the City desires to renew the Contract with Pomeroy IT Solutions for the contract period April 1, 2015 through March 31, 2016; and

WHEREAS, this renewal is year three (3) of the Contract; two (2) additional one-year renewal options remain; and

WHEREAS, vendor has agreed to hold the pricing firm for the one-year renewal period; and

WHEREAS, this project is budgeted in multiple funding sources: FEMA, CDBG, City funds and the estimated annual cost of this Contract 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. 3 with Pomeroy IT Solutions as described herein.

Passed this 24<sup>th</sup> day of March, 2015.



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda Item

**Phone Number/Ext:**

**Email:**

**Alternate Contact Person:** Nic Roberts

**Phone Number/Ext:** X5088

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

**Description of Agenda Item:**

Amendment No. 3 to renew Contract for Professional IT Services with McGladrey for the Information Technology Department for a total annual expenditure not to exceed \$100,000 (original contract amount was \$100,000; contract renewal amount is \$100,000). CIP/DID #1010-084

**Background:**

Proposals were solicited in 2011 on behalf of the Information Technology Department for Professional IT Services to supplement existing IT staff on an as needed basis to help with project planning, organization and implementation.

Of the eight (8) firms who submitted a proposal, McGladrey was awarded the contract as the only firm qualified to assist the City in all areas described in the RFP, and the most qualified firm in the key areas of Virtual Environment, Communications and Web Development.

Amendment No. 3 to the Agreement renews the Contract from April 1, 2015 through March 31, 2016, with no renewal options remaining. Pricing will remain unchanged at \$165/hour for Web Development / Microsoft SharePoint support and \$135/hour for all other support services. Total estimated annual expenditure is not to exceed \$100,000, budgeted in GL accounts 521108-109420, 109130, 109210, and 109050.

**Action / Recommendation:**

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

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

Professional IT Services are budgeted in GL accounts 521108-109420, 109130, 109210, and 109050.

**Local Preference Policy** Applies  Exempt

**Explanation:**

Additional points were added to the evaluation point totals for each of the local firms but did not change the results.

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division solicited bids in 2011 on behalf of the Information Technology Department for Professional IT Services; and

WHEREAS, the City entered into a Contract with McGladrey as the firm to supply the professional IT services; and

WHEREAS, Amendment No. 3 renews the Contract for the period of April 1, 2015 through March 31, 2016, with no renewal options remaining; and

WHEREAS, the total expenditure over the one-year renewal period is not to exceed \$100,000, budgeted in GL accounts 521108-109420, 109130, 109210, and 109050;

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 McGladrey as described herein.

Passed this 24<sup>th</sup> day of March, 2015.

## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda Item

**Phone Number/Ext:**

**Email:**

**Alternate Contact Person:** Greg Smith

**Phone Number/Ext:** X5224

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

**Description of Agenda Item:**

Amendment No. 3 to renew Fire Department Contract for the purchase of Turnout Gear with Sandry Fire Supply LLC for an annual amount not to exceed \$60,000. (Original contract amount was \$90,000; renewal contract amount is \$60,000). CIP/DID# 0212-153

**Background:**

Pricing was requested in 2012 on behalf of the Fire Department for Morning Pride Turnout Gear from Sandry Fire Supply LLC, the sole source distributor of Honeywell (manufacturer of Morning Pride products) for the Cedar Rapids area. The term of the initial Contract was April 1, 2012 through March 31, 2013.

Amendment No. 3 renews the Contract for the period of April 1, 2015 through March 31, 2016 with one (1) one-year renewal option remaining. The total annual expenditure will not exceed \$60,000, to be funded by CEP funds budgeted in GL account #556000-101-131300.

The Fire Department did extensive testing of both Morning Pride and Globe turnout gear and identified Morning Pride as the gear that would be best for Cedar Rapids Fire Fighters. Based on initial quotes both brands of gear are comparable in price. The only distributor for Honeywell, who manufactures Morning Pride Turnout Gear, for this area is Sandry Fire Supply, LLC of DeWitt, Iowa.

**Action / Recommendation:**

Resolution authorizing execution of Amendment No. 3 to Contract for Morning Pride Turnout Gear for a total annual amount not to exceed \$60,000.

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

Funded by CEP funds budgeted in GL account #556000-101-131300

**Local Preference Policy** Applies  Exempt

**Explanation:**

The only distributor of Morning Pride Turnout Gear for this area is located in DeWitt, Iowa.

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division solicited pricing in 2012 for the purchase of Morning Pride Turnout Gear on behalf of the Fire Department; and

WHEREAS, a Contract was established between the City and Sandry Fire Supply LLC, the sole source distributor of Honeywell Morning Pride Turnout Gear in this area; and

WHEREAS, Amendment No. 3 extends the Contract for a renewal period of April 1, 2014 to March 31, 2015 with one one-year renewal option remaining; and

WHEREAS, the total annual expenditure is not to exceed \$60,000, funded by CEP funds;

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 Sandry Fire Supply LLC as described herein.

Passed this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Mike Duffy

**Phone Number/Ext:** 5873

**Email:** m.duffy@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 renew the Contract for Concrete Products with Croell Redi-Mix, Inc. for an estimated annual amount of \$60,000 (original contract amount was \$60,000; renewal contract amount is \$60,000). CIP/DID #0213-183

**Background:**

City Council passed Resolution No. 0483-03-13 to award the contract for as-needed purchases of concrete products to Croell Redi-Mix, Inc. The Public Works Department – Street Operations is the largest user of this contract; however, all City departments can utilize this contract.

The contract period is May 1, 2015 through April 30, 2016. This is the third year of the contract; there are two additional one-year renewal options available. Croell Redi-Mix, Inc. increased their unit prices between 5-7.7% for the following products.

Description	Unit of Measure	Firm Fixed Unit Price
Class C-4 PCC	Less than 4 cu yd	\$92.00 cu yd
Class C-4 PCC	Greater than 4 cu yd	\$92.00 cu yd
Class C-4 (WR-C 15%) PCC	Less than 4 cu yd	\$89.00 cu yd
Class C-4 (WR-C 15%) PCC	Greater than 4 cu yd	\$89.00 cu yd
Flowable Mortar	Less than 4 cu yd	\$70.00 cu yd
Flowable Mortar	Greater than 4 cu yd	\$70.00 cu yd
High Early (D-57)	Less than 4 cu yd	\$96.00 cu yd
High Early (D-57)	Greater than 4 cu yd	\$96.00 cu yd
Class M4 PCC	Less than 4 cu yd	\$106.00 cu yd
Class M4 PCC	Greater than 4 cu yd	\$106.00 cu yd
Sidewalk Mix 4000 psi	Less than 4 cu yd	\$88.00 cu yd
Sidewalk Mix 4000 psi	Greater than 4 cu yd	\$88.00 cu yd
Mudjacking Mix less than 500 psi	Less than 4 cu yd	\$99.00 cu yd

Mudjacking Mix greater than 500 psi	Greater than 4 cu yd	\$99.00 cu yd
Winter Heating	Cubic yard	\$6.00 cu yd
2% Chloride	Cubic yard	\$5.00 cu yd

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

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** Department budgets

**Local Preference Policy** Applies  Exempt

**Explanation:** Croell Redi-Mix, 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 and Croell Redi-Mix, Inc. are parties to a Contract for the as-needed purchase of concrete products; and

WHEREAS, the City desires to renew the Contract with Croell Redi-Mix, Inc. for the contract period May 1, 2015 through April 30, 2016; and

WHEREAS, this renewal is year three of the Contract; two additional one-year renewal options remain; and

WHEREAS, Croell Redi-Mix, Inc. has increased their unit prices between 5-7.7% for the renewal period; and

WHEREAS, the estimated annual cost of this Contract is \$60,000.

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 Croell Redi-Mix, Inc. as described herein.

Passed this 24<sup>th</sup> day of March, 2015.

## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**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:**

Amendment No. 5 to renew Contract for Health Services with St. Luke's Work Well Solutions for the Human Resources Department for an annual amount not to exceed \$120,000 (original contract amount was \$52,162.46, renewal contract amount is \$120,000). CIP/DID #0909-068A

### **Background:**

Bids were solicited on behalf of the Human Resources Department in 2009 for Health Services with five (5) vendors responding. Award was made to St. Luke's Work Well Solutions for employee physicals and injury care for an initial Contract term of January 1, 2010 through December 31, 2011. Additional services were added to the Contract in 2014 including after-hours injury care and vaccinations.

Amendment No. 5 renews the Contract for the period of January 1, 2015 through December 31, 2015 with no additional renewal options remaining. Work Well requested a 10% price increase for the renewal period which was negotiated down to a 5% increase. The total annual expenditure for the renewal period is not anticipated to exceed \$120,000, funded by individual department budgets or covered by the workers compensation fund.

### **Action / Recommendation:**

Resolution authorizing execution of Amendment No. 5 to Contract for Health Services with St. Luke's Work Well Solutions for an annual amount not to exceed \$120,000.

### **Alternative Recommendation:**

### **Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

Funded by individual department budgets or covered by the workers compensation fund.

**Local Preference Policy** Applies  Exempt

**Explanation:**

The local preference policy did not affect the award. St. Luke's Work Well is a local business.

**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 a Contract, whereby St. Luke's Work Well Solutions provides Health Services for the City; and

WHEREAS, Amendment No. 5 renews the Contract for the period of January 1, 2015 through December 31, 2015 with no additional renewal options remaining; and

WHEREAS, the City accepts a 5% price increase with adjusted pricing to remain in effect through December 31, 2015;

AND WHEREAS, the total annual expenditure for the renewal period is not to exceed \$120,000, funded from departmental operating budgets or covered by the workers compensation fund;

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 Amendment No. 5 with St. Luke's Work Well Solutions as described herein.

Passed this 24<sup>th</sup> day of March, 2015.



**Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

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

**Alternate Contact Person:** Roy Hesemann                      **Phone Number/Ext:** X5972  
**Email:** [r.hesemann@cedar-rapids.org](mailto:r.hesemann@cedar-rapids.org)

**Description of Agenda Item:**

Amendment No. 1 to renew Contract for Integration Services for WPC with ESCO Automation for a total annual expenditure not to exceed \$100,000 (original contract amount was \$100,000; renewal contract amount is \$100,000). CIP/DID #1213-100

**Background:**

Proposals were solicited in 2014 for Integration Services for the Water Pollution Control Facility. The Contract was awarded to ESCO Automation as the only bidder after pricing was evaluated in comparison to another City contract for similar services and determined to be reasonable for the current local market.

Amendment No. 1 renews the Contract for the period of March 1, 2015 through February 29, 2016 with three (3) one-year renewal options remaining. The total annual expenditure will not exceed \$100,000 budgeted in GL account #522100-611-611001-61191-611032.

Contract pricing remains unchanged as follows:

Description	Firm-Fixed Hourly Rates		
	7:30-4:30 M-F	After Hours M-F & all day Sat.	Sundays & Holidays
Controls Design – Programming	\$100	\$200	\$250
High Level Database Programming	\$115	\$230	\$287
Drafter – AutoCAD Drawing	\$90	\$180	\$215
Panel Fabrication	\$50	\$100	\$125
Administrative Support	\$70	\$140	\$175
Project Manager	\$110	\$220	\$275
Markup on cost of parts and materials	10%	10%	10%

**Action / Recommendation:**

Resolution authorizing execution of Amendment No. 1 to Contract for Integration Services for WPC for a total annual amount not to exceed \$100,000.

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** 522100-611-611001-61191-611032

**Local Preference Policy** Applies  Exempt

**Explanation:**

Local preference was applied when RFP was evaluated in 2014 but did not have any effect on the outcome because there was only one proposal submitted. ESCO Automation is located in Marion.

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division solicited proposals in 2014 for Integration Services for the Water Pollution Control Facility; and

WHEREAS, at the recommendation of the Utilities Department, a Contract was established with ESCO Automation for an initial period of April 9, 2014 through February 28, 2015; and

WHEREAS, Amendment No. 1 renews the Contract for the period of March 1, 2015 through February 29, 2016 with three one-year renewal options remaining; and

WHEREAS, the total annual expenditure will not exceed \$100,000, budgeted in the WPC operating budget; and

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

Passed this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Mike Duffy

**Phone Number/Ext:** 5873

**Email:** m.duffy@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 renew the Contract for Concrete Products with Metro Ready Mix LC for an estimated annual amount of \$335,000 (original contract amount was \$335,000; renewal contract amount is \$335,000). CIP/DID #0213-183

**Background:**

City Council passed Resolution No. 0482-03-13 to award the contract for as-needed purchases of concrete products to Metro Ready Mix LC. The Public Works Department – Street Operations is the largest user of this contract; however, all City departments can utilize this contract.

The contract period is May 1, 2015 through April 30, 2016. This is the third year of the contract; there are two additional one-year renewal options available. Metro Ready Mix LC increased their unit prices between 10-30% for the following products.

Description	Unit of Measure	Firm Fixed Unit Price
Class C-4 PCC	Less than 4 cu yd	\$100.84 cu yd
Class C-4 PCC	Greater than 4 cu yd	\$100.84 cu yd
Class C-4 (WR-C 15%) PCC	Less than 4 cu yd	\$97.13 cu yd
Class C-4 (WR-C 15%) PCC	Greater than 4 cu yd	\$97.13 cu yd
Flowable Mortar	Less than 4 cu yd	\$76.71 cu yd
Flowable Mortar	Greater than 4 cu yd	\$76.71 cu yd
High Early (D-57)	Less than 4 cu yd	\$98.66 cu yd
High Early (D-57)	Greater than 4 cu yd	\$98.66 cu yd
Class M4 PCC	Less than 4 cu yd	\$122.51 cu yd
Class M4 PCC	Greater than 4 cu yd	\$122.51 cu yd
Sidewalk Mix 4000 psi	Less than 4 cu yd	\$92.04 cu yd
Sidewalk Mix 4000 psi	Greater than 4 cu yd	\$92.04 cu yd

Mudjacking Mix less than 500 psi	Less than 4 cu yd	\$95.68 cu yd
Mudjacking Mix greater than 500 psi	Greater than 4 cu yd	\$95.68 cu yd
Winter Heating	Cubic yard	\$6.00 cu yd
2% Chloride	Cubic yard	\$2.50 cu yd

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

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** Department budgets

**Local Preference Policy** Applies  Exempt

**Explanation:** Metro Ready Mix LC is a certified local vendor

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids and Metro Ready Mix, LC are parties to a Contract for the purchase of concrete products on an as-needed basis; and

WHEREAS, the City desires to renew the Contract with Metro Ready Mix, LC for the contract period May 1, 2015 through April 30, 2016; and

WHEREAS, this renewal is year three of the Contract; two additional one-year renewal options remain; and

WHEREAS, vendor has provided a price increase between 10-30% for the contract period; and

WHEREAS, the estimated annual cost of this Contract is \$335,000.

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 Metro Ready Mix, LC as described herein.

Passed this 24<sup>th</sup> day of March, 2015.



**Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Mike Duffy

**Phone Number/Ext:** 5873

**Email:** m.duffy@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 Asphalt Products with L.L. Pelling Company for an estimated annual amount of \$650,000 (original contract amount was \$650,000; renewal contract amount is \$650,000). CIP/DID #0112-130

**Background:**

City Council passed Resolution No. 0519-04-12 to award the contract for the purchase of as-needed asphalt products to L.L. Pelling Company. The Public Works Department – Street Operations is the largest user of this contract; however, all City departments can utilize this contract.

The contract period is May 1, 2015 through April 30, 2016. This is the fourth year of the contract; there is one additional one-year renewal option available. L.L. Pelling Company has proposed to increase their prices 3-4% for this renewal period.

	Description	Firm Fixed Price per Ton
1.	Hot Mix Asphalt (HMA) 300K ESAL, Surf 3/8"	\$74.00
2.	Hot Mix Asphalt (HMA) 300K ESAL, Surf 1/2"	\$67.00
3.	3/8" Asphalt Cold Mix	\$82.50
4.	UPM High Performance Cold Mix	\$108.00
5.	Pre-Coated 3/8" Limestone Chips, Cleaned	\$38.90
6.	Delivery Price Per Mile	\$0.22
7.	Delivery Per Hour	\$72.50
8.	Minimum Delivery Charge	\$72.50

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

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** Department budgets

**Local Preference Policy** Applies  Exempt

**Explanation:** L.L. Pelling Company is a certified local vendor

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids and L.L. Pelling Company are parties to a Contract for asphalt products on an as-needed basis; and

WHEREAS, the City desires to renew the Contract with L.L. Pelling Company for the contract period May 1, 2015 through April 30, 2016; and

WHEREAS, this renewal is year four of the Contract; one additional one-year renewal option remains; and

WHEREAS, vendor has provided a price increase of approximately 3-4% for the contract period; and

WHEREAS, the estimated annual cost of this Contract is \$650,000.

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 L.L. Pelling Company as described herein.

Passed this 24<sup>th</sup> day of March, 2015.

**Council Agenda Item Cover Sheet**

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

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Utilities – Water

**Presenter at meeting:** Steve Hershner    **Phone:** 5281    **E-mail:** [s.hershner@cedar-rapids.org](mailto:s.hershner@cedar-rapids.org)

**Alternate Contact:** Justin Koller            **Phone:** 5994    **E-mail:** [j.koller@cedar-rapids.org](mailto:j.koller@cedar-rapids.org)

**Description of Agenda Item:**

Resolutions approving actions regarding Purchases/Contracts/Agreements:

- a. Amend Resolution No. 1382-10-14 to include Amendments 1, 2 and 3 for the Chandler St, 20<sup>th</sup> St, 18<sup>th</sup> St and 16<sup>th</sup> Ave SW Water Main Replacement project with Anderson-Bogert Engineers & Surveyors (original contract amount was \$126,521, total contract amount with this amendment is \$244,761). CIP/DID #2011061-01

**Background:**

On October 7, 2014, the City Council of Cedar Rapids, Iowa passed Resolution No. 1382-10-14 approving Amendment No. 4 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors for the Chandler St, 20<sup>th</sup> St, 18<sup>th</sup> St and 16<sup>th</sup> Ave SW Water Main Replacement project for an amount not to exceed \$107,196. Amendment No. 4 was requested to cover the additional scope and fee for services required to complete additional design work for: pavement rehabilitation, sidewalk design, and sanitary sewer assessment and design. These additions will make this a comprehensive project in compliance with Complete Streets and Paving for Progress.

The October 7, 2014 cover sheet and resolution did not include the previous three amendments to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors. The amended resolution includes Amendments 1, 2, 3 and 4 to the Professional Services Agreement (see below).

Original Contract Amount	\$124,521.
Amendment No. 1 (To expand scope of services of sub-consultant)	0.
Amendment No. 2 (Amend scope of services to address immediate needs for roadway rehabilitation modifications)	6,485.
Amendment No. 3 (Amend scope of services to address immediate needs for geotechnical testing of soil)	4,559.
Amendment No. 4 (Amend scope of services to include Sidewalk Design, Roadway Overlay, and Sanitary Sewer Assessment and Design)	<u>107,196.</u>
Amended Contract Amount	\$244,761.

**Action/Recommendation:**

The Utilities Department – Water Division recommends that Resolution No. 1382-10-14 be amended to include Amendments 1, 2, 3 and 4 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors for the Chandler St, 20<sup>th</sup> St, 18<sup>th</sup> St and 16<sup>th</sup> Ave SW Water Main Replacement project.

**Alternative Recommendation:** N/A

**Time Sensitivity:** Amended Resolution needs to be approved at the March 24, 2015 council meeting to ensure timely administrative processing of progress payments to Contractor.

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):**

1. **Included in Current Year Budget.** Funded in FY15 CIP budget for Water Main Replacement and the general ledger coding is 553000-625-625000-625884-2011061.

Street and sidewalk repair/improvements are budgeted in FY15 as follows

Fund 301 Dept ID 301000 Project 3012089

Fund 301 Dept ID 301000 Project 3012090

Sanitary Sewer Assessment and Design is budgeted in FY 15 as follows

Fund 655 Dept ID 655000 Project 655990

2. **Analysis if the expenditure is within budgeted expectations, i.e. some type of budget to actual comparison:** The FY15&16 CIP budget for water includes \$1,250,000 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:** 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):**

RESOLUTION NO.

WHEREAS, on October 7, 2014, the City Council of Cedar Rapids, Iowa passed Resolution No. 1382-10-14 approving Amendment No. 4 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors for the Chandler St, 20<sup>th</sup> St, 18<sup>th</sup> St and 16<sup>th</sup> Ave SW Water Main Replacement project for an amount not to exceed \$107,196, and

WHEREAS, Resolution No. 1382-10-14 did not include Amendments No. 1, 2 and 3, and

WHEREAS, this Resolution is amending Resolution No. 1382-10-14 to include said Amendments.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that Resolution No. 1382-10-14 be amended to include Amendments 1, 2, 3 and 4 (shown below) and description of changes to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors for the Chandler St, 20<sup>th</sup> St, 18<sup>th</sup> St and 16<sup>th</sup> Ave SW Water Main Replacement project.

Original Contract Amount	\$124,521.
Amendment No. 1 (To expand scope of services of sub-consultant)	0.
Amendment No. 2 (Amend scope of services to address immediate needs for roadway rehabilitation modifications)	6,485.
Amendment No. 3 (Amend scope of services to address immediate needs for geotechnical testing of soil)	4,559.
Amendment No. 4 (Amend scope of services to include Sidewalk Design, Roadway Overlay, and Sanitary Sewer Assessment and Design)	<u>107,196.</u>
Amended Contract Amount	\$244,761.

Project to be funded from:

1. Utilities – Water Division FY15 and FY16 CIP budgets for Water Main Replacement and coded to: 553000-625-625000-625884-2011061.
2. Street and sidewalk repair/improvements are budgeted in FY15 as follows: Fund 301 Dept ID 301000 Project 3012089 and Fund 301 Dept ID 301000 Project 3012090.
3. Sanitary Sewer Assessment and Design is budgeted in FY15 as follows: Fund 655 Dept ID 655000 Project 655990.

Passed this 24th day of March, 2015.



### Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Anne Russett  
**Email:** [a.russett@cedar-rapids.org](mailto:a.russett@cedar-rapids.org)

**Phone Number/Ext:** 319 286-5075

**Alternate Contact Person:** Jeff Hintz  
**Email:** [j.hintz@cedar-rapids.org](mailto:j.hintz@cedar-rapids.org)

**Phone Number/Ext:** 319 286-5781

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

Resolution authorizes execution of the First Amendment to the Memorandum of Agreement with the Federal Emergency Management Agency, the State Historical Society of Iowa, Iowa Homeland Security and Emergency Management Department regarding the demolition of the Link-Belt Speeder Corporation Complex/Cedar Rapids Public Works Facility. CIP/DID #OB722781

**Background:**

After the 2008 flood the City of Cedar Rapids entered into multiple Memorandums of Agreements (MOA) related to impacts of the flood on historic properties. Since that time the City has been moving forward with implementing a variety of different mitigation measures identified in these MOAs to address these impacts.

City staff has determined that implementing the mitigation measures outlined in the MOA regarding the demolition of the former Link-Belt Speeder Corporation Complex /Cedar Rapids Public Works Facility will require additional time, and therefore, the proposed amendment would extend the deadline of the MOA from April 23, 2015 to December 23, 2015. This extension will allow City staff additional time to complete the mitigation measures, most notably the historical and architectural survey of industrial corridors in Cedar Rapids, which includes the nomination of the Harper & McIntire Building, commonly known as the Smulekoff’s warehouse, to the National Register of Historic Places.

**Action / Recommendation:**

City staff recommends approval of the resolution.

**Alternative Recommendation:**

City Council may table the resolution and request additional information.

**Time Sensitivity:** MOA expires April 23, 2015 without the proposed extension.

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** N/A

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

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

RESOLUTION NO.

RESOLUTION AUTHORIZES EXECUTION OF THE FIRST AMENDMENT TO THE  
MEMORANDUM OF AGREEMENT WITH THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY, THE STATE HISTORICAL SOCIETY OF IOWA, IOWA  
HOMELAND SECURITY AND EMERGENCY MANAGEMENT DEPARTMENT  
REGARDING THE DEMOLITION OF THE LINK-BELT SPEEDER CORPORATION  
COMPLEX/CEDAR RAPIDS PUBLIC WORKS FACILITY

WHEREAS, on April 10, 2012 the City Council of Cedar Rapids, Iowa passed Resolution 0538-04-12 authorizing the execution of a Memorandum of Agreement (MOA) to resolve adverse effects of historic properties resulting from the demolition of the Link-Belt Speeder Corporation Complex/Cedar Rapids Public Works Facility damaged as a result of flooding in June 2008 that resulted in declared disaster 1763-DR-IA; and

WHEREAS, the MOA stipulated that it would expire if its terms are not carried out within thirty-six months from the date of execution; and

WHEREAS, the City informed FEMA an extension of the MOA expiration date is necessary in order to complete the mitigation measures outlined in the MOA; and

WHEREAS, FEMA consulted with the SHPO, IHSEMD, and the City regarding the extension of the MOA expiration date in order to provide additional time for fulfilling its terms;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is hereby authorized to execute the First Amendment to the Memorandum of Agreement.

Passed this 24<sup>th</sup> day of March, 2015



**Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**Presenter at meeting:** Laura Shaw  
**Email:** [l.shaw@cedar-rapids.org](mailto:l.shaw@cedar-rapids.org)

**Phone Number/Ext:** 319 286-5893

**Alternate Contact Person:** Paula Mitchell  
**Email:** [p.mitchell@cedar-rapids.org](mailto:p.mitchell@cedar-rapids.org)

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

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

Resolution authorizing the execution of a Corrective Special Warranty Deed with Jaylee Inc. for property at 1116 K Street SW participating in the fourth round of the Single Family New Construction Program (**FLOOD**). CIP/DID# 540257

**Background:**

The resolution is to correct a previous resolution related to the transfer of title to Jaylee Inc. in connection with the fourth round of the Single Family New Construction Program. An error provided an inaccurate legal name of the business entity, requiring a corrective special warranty deed to be authorized and recorded.

**Action / Recommendation:**

City staff recommends approving the resolution.

**Alternative Recommendation:**

City Council may table and request additional information.

**Time Sensitivity:** N/A

**Resolution Date:** March 24, 2015

**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):**

CDF CD  
ENG ASR  
RCR FIN  
DEVELOPER  
AUD FILE  
OB540257  
OB377545  
52-11-013

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A CORRECTIVE SPECIAL  
WARRANTY DEED WITH JAYLEE INC. FOR CITY-OWNED PROPERTY AT  
1116 K 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 1116 K 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 June 10, 2014 regarding the disposition of the City-owned property in accordance with Iowa Code; and

WHEREAS, a public hearing was held on June 24, 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 Jaylee Inc. to construct a single-family dwelling on the aforementioned City-owned property constitutes good, adequate, fair and valuable consideration for the property;

WHEREAS, on September 23, 2014, the City Council adopted Resolution No. 1289-09-14 authorizing execution of a Development Agreement and Special Warranty Deed with Jaylee Inc.; and

WHEREAS, the Special Warranty Deed contained an error listing the company as Jaylee Homes, Inc. which needs to be corrected through a Corrective Special Warranty Deed and filed of record with the Linn County Recorder's Office;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that on behalf of the City of Cedar Rapids, the City Manager and City Clerk, or their designees, are hereby authorized to execute the Corrective Special Warranty Deed and that the resolution and Corrective Special Warranty Deed be recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

Passed this \_\_\_\_\_ Day of March 2015.



**Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Caleb Mason  
**Email:** [c.mason@cedar-rapids.org](mailto:c.mason@cedar-rapids.org)

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

**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**     **Public Hearing**     **Regular Agenda**

Resolution authorizing execution of Corrective Quit Claim Deed for property at 423 5<sup>th</sup> Street NW to OPC Allan Investments, LLC (**FLOOD**). CIP/DID #OB820960

**Background:**

The Resolution authorizes execution of a corrective deed for 423 5<sup>th</sup> Street NW, formerly E Avenue NW Fire Station. The legal description in the recorded Quit Claim Deed was found to be incorrect by the Linn County Auditor’s office based on the legal description not referencing the plat of survey for the portion of the parcel established as public right-of-way. The Corrective Quit Claim Deed serves to remedy the incorrect legal description.

**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:** March 24, 2015

**Estimated Presentation Time:** N/A

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

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

**Explanation:**

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

**Explanation (if necessary):**

CD  
CLK  
RCR  
AUD FILE  
DEVELOPER  
OB820960

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A CORRECTIVE QUIT CLAIM DEED  
WITH OPC ALLAN INVESTMENTS, LLC FOR PROPERTY AT 423 5<sup>TH</sup> STREET NW

WHEREAS, on October 21, 2014 the City Council adopted Resolution No. 1471-10-14 authorizing execution of a Development Agreement (“Agreement”) with OPC Allan Investments, LLC for the redevelopment of the former E Avenue NW Fire Station at 423 5<sup>th</sup> Street NW (the “Property”);

WHEREAS, on November 18, 2014 the City Council authorized execution of a Quit Claim Deed effectuating the conveyance of the Property; and

WHEREAS, a the Quit Claim Deed was found to contain an error in the legal description which requires a Corrective Quit Claim deed to be executed and filed with the Linn County, Iowa Recorder; and

WHEREAS, the Corrective Quit Claim Deed has been prepared and 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 the City Manager and City Clerk, or their designees, are authorized to execute a Corrective Quit Claim Deed with OPC Allan Investments, LLC for property at 423 5<sup>th</sup> Street and the Corrective Special Warranty Deed be recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

Passed this 24<sup>th</sup> day of March, 2015.

## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda Item

**Phone Number/Ext:**

**Email:**

**Alternate Contact Person:** Lisa Miller

**Phone Number/Ext:** X5544

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

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

Contract for Food Concession Products with Myers-Cox Co. for the Parks & Recreation Department for an annual amount not to exceed \$120,000. CIP/DID #1214-122

### **Background:**

Proposals were solicited on behalf of the Parks & Recreation Department for Food Concession Products with two (2) proposals submitted.

Award is recommended to Myers-Cox Co. who submitted the proposal determined to offer the combination of competitive pricing and service that will be the best value for the City. The term of the initial agreement is from March 25, 2015 through February 28, 2018 with one (1) three-year renewal option available. Price adjustments may be allowed upon mutual written agreement of both parties one time per year throughout the term of the Contract.

The total annual expenditure will not exceed \$120,000 budgeted in Parks & Recreation Department operating budgets for the golf courses, pools, and softball complexes.

The following proposals were submitted:

Myers-Cox Co. of Peosta, IA

Town & Country Wholesale Co. of Belle Plaine, IA

### **Action / Recommendation:**

Resolution authorizing execution of Contract for Food Concession Products for Parks & Recreation Department for a total annual amount not to exceed \$120,000.

### **Alternative Recommendation:**

### **Time Sensitivity:**

Orders need to be placed for Golf Courses and Softball Complexes immediately following execution of contract.

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

Parks & Recreation Department operating budgets for golf courses, pools, and softball complexes.

**Local Preference Policy** Applies  Exempt

**Explanation:**

Local preference applies but did not have any effect on the outcome because neither proposal submitted is from a local vendor.

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited proposals on behalf of the Parks & Recreation Department for Food Concession Products; and

WHEREAS, responses were received from two suppliers; and

WHEREAS, the Parks & Recreation Department is making the following recommendation for award to Myers-Cox Co., who submitted the most responsive proposal; and

WHEREAS, the initial term of the Contract shall be March 25, 2015 through February 28, 2018 with one three-year renewal option available; and

WHEREAS, price adjustments shall be allowed upon mutual written agreement of both parties one time per year throughout the three-year term of the Contract; and

WHEREAS, the total annual expenditure will not exceed \$120,000, budgeted in Parks & Recreation Department operating budgets for golf courses, pools and softball complexes; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted and that the City Manager and City Clerk are hereby directed to execute Contract with Myers-Cox Co. as described herein.

Passed this 24<sup>th</sup> day of March, 2015.



**Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

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

**Phone Number/Ext:**

**Alternate Contact Person:** Ron Griffith  
**Email:** r.griffith@cedar-rapids.org

**Phone Number/Ext:** 5154

**Alternate Contact Person:** Heather Mell  
**Email:** h.mell@cedar-rapids.org

**Phone Number/Ext:** 5117

**Description of Agenda Item:**

Contract for Traffic Signal Equipment with General Traffic Equipment Corp. for the Traffic Engineering Division for an amount not to exceed \$100,000. CIP/DID #0115-143

**Background:**

Purchasing Service solicited bids on behalf of Traffic Engineering for the purchase and delivery of Traffic Signal Equipment on an as needed basis received bids from four (4) vendors. The award is being made to 2 vendors, Brown Traffic Products and General Traffic Equipment Corp. Contract period is March 1, 2015 through February 29, 2016. There are four additional one-year renewal options remaining. General Traffic Equipment will invoice the City per the following firm fixed unit prices for the actual amount of goods purchased.

Part Number	Item Description	Firm Fixed Unit Price
PEL-PB-5102-16-NC	Pelco Spun Aluminum Pole - Schedule 80	\$228.00
PEL-AB-0507-18	Pelco Sign Bracket Tube - 18"	\$16.00
PEL-AB-0507-24	Pelco Sign Bracket Tube - 24"	\$20.00
PEL-AB-0507-30	Pelco Sign Bracket Tube - 30"	\$24.00
PEL-AB-4000-ALO	Pelco 9" Standard Arm Kit for Astro Brackets	\$26.00
PEL-AB-3009-84	Pelco Clamp Kit with 84" Cable	\$65.00
PEL-AS-0144-114-84	Pelco Street Sign Bracket for 120" x 18" w/84" cable (118" tube) - Stellar	\$118.00
PEL-AS-0144-90-84	Pelco Street Sign Bracket for 96" x 18" w/84" cable (94" tube) - Stellar	\$112.00
PEL-AS-0144-66-84	Pelco Street Sign Bracket for 72" x 18" w/84" cable (70" tube) - Stellar	\$102.00

**Action / Recommendation:**

Recommend council approve resolution

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

Purchases will be for approved CIP construction projects

**Local Preference Policy** Applies  Exempt

**Explanation:** There are no local suppliers for traffic signal equipment

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited bids for Traffic Signal Equipment on behalf of the City of Cedar Rapids Traffic Engineering Division; and

WHEREAS, responses were received from four vendors; and

WHEREAS, the Traffic Engineering Division is making the following recommendation for award to General Traffic Equipment Corp., which was the lowest responsive and responsible bidder; and

WHEREAS, the Contract period will be March 1, 2015 through February 29, 2016, with the option of four (4) additional one (1) year renewals; and

WHEREAS, the estimated annual expenditure 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 a Contract with General Traffic Equipment Corp. as described herein.

Passed this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

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

**Phone Number/Ext:**

**Alternate Contact Person:** Ron Griffith  
**Email:** r.griffith@cedar-rapids.org

**Phone Number/Ext:** 5154

**Alternate Contact Person:** Heather Mell  
**Email:** h.mell@cedar-rapids.org

**Phone Number/Ext:** 5117

**Description of Agenda Item:**

Contract for Traffic Signal Equipment with Brown Traffic Products, Inc. for the Traffic Engineering Division for an amount not to exceed \$250,000. CIP/DID #0115-143

**Background:**

Purchasing Service solicited bids on behalf of Traffic Engineering for the purchase and delivery of Traffic Signal Equipment on an as needed basis received bids from four (4) vendors. The award is being made to 2 vendors, Brown Traffic Products and General Traffic Equipment Corp. Contract period is March 1, 2015 through February 29, 2016. There are four additional one-year renewal options remaining. Brown Traffic Products will invoice the City per the following firm fixed unit prices for the actual amount of goods purchased.

Part Number	Item Description	Firm Fixed Unit Price
PS-2.4	TS1 Detector Rack Power Supply-2.4 A, 24VDC	\$162.00
CR-14-SENSYS	One 2" slot on left (PS and 4-1.25" on right (Detector) SENSYS	\$156.00
PA-CR-KIT-00001	TS1 Detector Rack, 16-slot with power supply	\$1,320.00
PS-5A	Power Supply	\$338.75
EPAC3808M52	Controller, EPAC M50 series by Siemens, Ethernet ready (EPAC3808M52)	\$3,080.00
POL-BDL3-B	Polara Pushbutton Bulldog, black, w/ LED & momentary tone	\$78.00
POL-BDPM3-B	Polara Bulldog Pole Mount, black	\$14.50
SA103A1C11BBB-901XL/BP/MA-CAB	3-Section Traffic Signal Head (Mast Arm Mount) – 62" Cable	\$416.00
SA103A1C11BBB-901XL/BP/SOP/BLK	3-Section Traffic Signal Head (Side of Pole Mount)	\$365.00
SA104T1C11BBB-901XOD/BP/MA-CAB	4-Section Traffic Signal Head (Mast Arm Mount) – 62" Cable	\$515.00

SA105A1C11BBB-901XL/BP/MA-CAB	5-Section Traffic Signal Head (Mast Arm Mount) – 62" Cable	\$623.50
SA105B1C11BBB-901XL/BP/SOP	5-Section Traffic Signal Head (Side of Pole Mount)	\$556.25
SIE-SG7SZ10C3BBB-CDX-C	16" Pedestrian Signal Head with Countdown LED	\$220.00
MMU-16LEip	8 Phase MMU	\$723.00
ITE-EDGE2-1N	Iteris Video Processor Card (Single Input)	\$1,921.75
ITE-EDGECONNECT PAK	Iteris Edge Connect Card (Kit)	\$2,134.25
TC-17490	Stock 4-Phase 'M' SOPM Cabinet – No Pluggables – No Card Rack	\$4,760.00
TC-17489	Stock 8-Phase 'P' Cabinet – No Pluggables	\$7,225.00
FRE-CP6A	Frey Pedestal Base for Pushbutton	\$305.00
FRE-CP6A4840TCSS	Frey Pedestal Pole Assembly for Pushbutton - complete assembly (pole, cap, base)	\$495.00
POL-PBFS4.5X2-B	Polara two way pushbutton adapter (allows two buttons on one 4" post)	\$82.75
POL-PBF9X15-B	Polara Pushbutton Frame for 9x15 sign (pushbutton mount/sign bracket)	\$63.50
PMR08323-001	Pelco Pedestal Base with Plastic Door	\$109.50
ITE-VECTOR	Iteris Vector Sensor System - includes camera, radar sensors, interface box	\$4,210.00
ITE-CAM-RZ4A-WDR-PAK	Iteris WDR Imager with Color Zoom, NTSC Advanced Camera	\$1,420.00
SA103-R-R-Y-901XL-HAWK	Hawk Signal Head - 2 Reds over 1 Yellow Set-up	\$242.00
PEL-BK-2032-E-HAWK	Backplate (Flat) for Hawk Signal Head	\$99.75
PEL-AB-0168-84-PNC	Hawk Aluminum Signal Mounting w/84" Cable	\$233.50
PEL-BK-1003-E	Pelco 12" Vacuum Formed Backplate for 3 Section Signal	\$46.50
PEL-BK-1004-E	Pelco 12" Vacuum Formed Backplate for 4 Section Signal	\$57.75
PEL-BK-1005-E	Pelco 12" Vacuum Formed Backplate for 5 Section Signal	\$66.00
POL-CCU	Polara Navigator 2 Wire Control Unit (installs in cabinet)	\$2,130.00
POL-EN23CB1-B	Polara Navigator 2 Wire, 9 x 15 Sign, Braille, Special Msg - Black	\$590.25
MSS-TCIB-4.2	Intersector 4 Output Double-Wide NEMA Interface Board (card)	\$390.00
MSS-TC-CK1-SBE	Intersector - Presence Sensor	\$3,605.00
PEL-AB-3028-PNC	Pelco Articulated Clamp Kit - Tenon Mount (Adapter to mount signal over existing plumbizer tenon)	\$67.75
ITE-EDGECONNECT-PAK	Edge Connect Card Kit - card, cables, connectors, etc.	\$2,150.00
ITE-EDGE2-1N	Edge 2 Single Card (NO KIT)	\$1,935.00

**Action / Recommendation:**

Recommend council approve resolution

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

Purchases will be for approved CIP construction projects

**Local Preference Policy** Applies  Exempt

**Explanation:** There are no local suppliers for traffic signal equipment

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited bids for Traffic Signal Equipment on behalf of the City of Cedar Rapids Traffic Engineering Division; and

WHEREAS, responses were received from four vendors; and

WHEREAS, the Traffic Engineering Division is making the following recommendation for award to Brown Traffic Products, Inc., which was the lowest responsive and responsible bidder; and

WHEREAS, the Contract period will be March 1, 2015 through February 29, 2016, with the option of four (4) additional one (1) year renewals; and

WHEREAS, the estimated annual expenditure is \$250,000.

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 Brown Traffic Products, Inc. as described herein.

Passed this 24<sup>th</sup> day of March, 2015.

**Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

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

**Alternate Contact Person:** Dara Schmidt                      **Phone Number/Ext:** 739-0401  
**Email:** [schmidtd@crlibrary.org](mailto:schmidtd@crlibrary.org)

**Description of Agenda Item:**

Contract for Disc Dispensing System Maintenance & Support with Bibliotheca for the Library for the total amount of \$28,413.60. CIP/DID #1014-076M

**Background:**

Proposals were solicited on behalf of the Library for a disc dispensing system with three (3) proposals submitted. A Contract was awarded to Bibliotheca and approved by Council Resolution No. 1768-12-14. Bibliotheca has provided and installed four (4) disc dispensing systems at the downtown Library to provide a user-friendly solution to prevent theft of discs while keeping the collection accessible to Library patrons.

The proposal submitted by Bibliotheca also included the following options for maintenance and support:

	Year 1	Year 2	Year 3	Year 4	Year 5	5-year Total
Option 1: Paid annually with no contract	Free	\$9,471.20	\$9,914.76	\$10,380.50	\$10,869.52	\$40,635.98
Option 2: Paid annually with 5-year contract	Free	\$8,140.52	\$8,517.55	\$8,913.42	\$9,329.09	\$34,900.58
Option 3: Pre-paid for 5 years with contract	Free	Free	\$9,471.20	\$9,471.20	\$9,471.20	\$28,413.60

A motion was made to the Library Board of Directors to go with Option 3 to pre-pay \$28,413.60 for five years of maintenance and was carried with unanimous approval. The maintenance contract is being handled separately because the purchase and installation was funded by FEMA but the maintenance is not.

The Contract period for maintenance and support is from March 16, 2015 through March 15, 2020. Funding is from the Library operating budget.

**Action / Recommendation:**

Resolution authorizing execution of Contract for Disc Dispensing System Maintenance & Support for the Library for a total amount of \$28,413.60.

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** Library operating budget

**Local Preference Policy** Applies  Exempt

**Explanation:**

Local preference does not apply because the purchase of the disc dispensing units was funded by FEMA and the maintenance and support was part of the same proposal.

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited proposals on behalf of the Library for the purchase of a disc dispensing system; and

WHEREAS, the Contract was awarded to Bibliotheca, who has provided and installed four disc dispensing systems at the Library; and

WHEREAS, the proposal from Bibliotheca also included the following options for maintenance and support of the disc dispensing systems:

	Year 1	Year 2	Year 3	Year 4	Year 5	5-year Total
Option 1: Paid annually with no contract	Free	\$9,471.20	\$9,914.76	\$10,380.50	\$10,869.52	\$40,635.98
Option 2: Paid annually with 5-year contract	Free	\$8,140.52	\$8,517.55	\$8,913.42	\$9,329.09	\$34,900.58
Option 3: Pre-paid for 5 years with contract	Free	Free	\$9,471.20	\$9,471.20	\$9,471.20	\$28,413.60

and WHEREAS, the Library Board of Directors has unanimously approved Option 3 for pre-paid maintenance for five years; and

WHEREAS, the term of the Contract for maintenance and support shall be March 16, 2015 through March 15, 2020; and

WHEREAS, the total expenditure shall be \$28,413.60, funded from the Library operating budget; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted and that the City Manager and City Clerk are hereby directed to execute a Contract with Bibliotheca as described herein.

Passed this 24<sup>th</sup> day of March, 2015.



**Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

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

**Alternate Contact Person:** Scott Piquard                      **Phone Number/Ext:** 731-4538  
**Email:** [s.piquard@uscellularcenter.com](mailto:s.piquard@uscellularcenter.com)

**Description of Agenda Item:**

Purchase of Folding Chairs for the McGrath Amphitheatre from Mity Lite for the total amount of \$92,765.60. CIP/DID #0215-172

**Background:**

Bids were solicited on behalf of the Parks & Recreation Department for folding chairs for the McGrath Amphitheatre with five (5) bids submitted.

Award is recommended to Mity Lite as the lowest bidder with pricing and purchase quantities as follows:

Item Description	Quantity	Unit Price	Extended Price
MityLite OneSeries PRO folding chairs	3000	\$ 26.44	\$ 79,320.00
MityLite Folding Chair Tree Cart	20	\$ 522.28	\$ 10,445.60
Branding of each chair with sponsor logo	3000	\$ 1.00	\$ 3,000.00
<b>Total Purchase Amount:</b>			<b>\$ 92,765.60</b>

The total purchase amount of \$92,765.60 will be funded with sponsorship revenue.

The following bids were submitted (pricing below does not include logo offered by Mity Lite only):

Bidder	Folding Chairs (3000)		Carts (20)		Total
	Unit Price	Extended	Unit Price	Extended	
Mity Lite	\$26.44	\$79,320.00	\$522.28	\$10,445.60	\$89,765.60
OfficeMax	\$31.20	\$93,600.00	\$589.11	\$11,782.20	\$105,382.20
Triplett Interior Solutions	\$32.74	\$98,220.00	\$570.50	\$11,410.00	\$109,630.00
Storey Kenworthy	\$39.54	\$118,620.00	\$699.30	\$13,986.00	\$132,606.00
Lowery McDonnell Co	\$42.12	\$126,360.00	\$624.70	\$12,494.00	\$138,854.00

**Action / Recommendation:**

Resolution authorizing purchase of folding chairs and carts for the McGrath Amphitheatre for the total amount of \$92,765.60.

**Alternative Recommendation:**

**Time Sensitivity:**

Due to lead time the folding chairs must be purchased immediately in order to insure delivery prior to upcoming events at the Amphitheatre.

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

Chairs will be funded with sponsorship revenue.

**Local Preference Policy** Applies  Exempt

**Explanation:**

Local preference applies but did not have any effect on the outcome because the lowest bid was more than 5% lower than the local bid.

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

**Explanation (if necessary):**

PUR  
PKS  
REC  
VENUEWORKS  
FIN  
AUD FILE  
MITY LITE  
0215-172

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited bids for the purchase and delivery of folding chairs for the McGrath Amphitheatre; and

WHEREAS, responses were received from five suppliers; and

WHEREAS, the Parks & Recreation Department is making the following recommendation for award to Mity Lite, who submitted the lowest bid; and

WHEREAS, the total expenditure will be \$92,765.60, funded from sponsorship revenue; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted and that the Parks & Recreation Department be authorized to purchase folding chairs for the McGrath Amphitheatre from Mity Lite as described herein.

Passed this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda Item

**Phone Number/Ext:**

**Email:**

**Alternate Contact Person:** Lisa Miller

**Phone Number/Ext:** X5544

**Email:** l.miller@cedar-rapids.org

**Description of Agenda Item:**

Contract for purchase of Beverage Concession Products with PepsiCo for the Parks & Recreation Department for an annual amount not to exceed \$100,000. CIP/DID #0115-156

**Background:**

Pricing was requested from PepsiCo on behalf of the Parks & Recreation Department for beverage concession products to be sold at municipal golf courses, pools, softball complexes and various vending machine areas. Pricing was requested from PepsiCo in lieu of a competitive solicitation due to the increase in sales since the City's facilities were switched to Pepsi products in 2009.

PepsiCo's pricing for 2015 is at a 3.5% increase from 2014 for all except Gatorade products which remain unchanged. This results in an overall weighted increase of approximately 2.5% based on past purchases.

The term of the Contract is from March 25 through February 29, 2016. The total annual expenditure will not exceed \$100,000 budgeted in Recreation and Golf operating budgets.

**Action / Recommendation:**

Resolution authorizing execution of Contract for Beverage Concession Products for the Parks & Recreation Department for a total annual amount not to exceed \$100,000.

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** Recreation and Golf operating budgets.

**Local Preference Policy** Applies  Exempt

**Explanation:**

This was not a competitive solicitation due to customer demand for Pepsi products.

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

**Explanation (if necessary):**

PUR  
REC  
GLF  
AQT  
FIN  
AUD FILE  
PEPSICO  
0115-156

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has requested pricing from PepsiCo for Beverage Concession Products on behalf of the Parks & Recreation Department; and

WHEREAS, the Parks & Recreation Department is making the following recommendation to establish a Contract with PepsiCo to provide beverage concession products for resale by the City's golf courses, pools, and softball complexes; and

WHEREAS, the term of the Contract shall be March 25, 2015 through February 29, 2016; and

WHEREAS, the total annual expenditure will not exceed \$100,000, budgeted in recreation and golf operating budgets; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted and that the City Manager and City Clerk are hereby directed to execute Contract with PepsiCo as described herein.

Passed this 24<sup>th</sup> day of March, 2015.



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Conni Huber

**Phone Number/Ext:** 5019

**Email:** c.huber@cedar-rapids.org

**Alternate Contact Person:** Diane Rodenkirk

**Phone Number/Ext:** 5023

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

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

Contract for healthcare management services with CorVel Healthcare Corporation for the Human Resources Department for the contract period April 1, 2015 through March 31, 2017 for an amount not to exceed \$130,000. CIP/DID #0614-212

### **Background:**

Purchasing Services solicited proposals for healthcare management services on behalf of the Human Resources Department. These services are to cover Worker's Compensation and Health Services and include, but not be limited to, medical bill review, claims management and cost containment services.

Responses were received from three vendors. An evaluation committee carefully reviewed all the proposals and is recommending award to CorVel Healthcare Corporation as the highest ranked proposer.

The contract period will be April 1, 2015 through March 31, 2017 with two additional two-year renewal options. The estimated cost is \$65,000 annually, for a two-year contract total of \$130,000. Actual costs are based on number of checks written and bills reviewed.

Proposals received:

Company Name	Location	Evaluation Score	Estimated Cost
CorVel Healthcare Corporation	West Des Moines	860.1	\$65,000 annually
Splashlight	West Des Moines	788.4	\$60,000 annually
Bernie Lowe & Associates, Inc.	Ankeny	----	\$75,000 annually

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

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** 521106-012-107000

**Local Preference Policy** Applies  Exempt

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

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited proposals for healthcare management services on behalf of the City of Cedar Rapids Human Resources Department; and

WHEREAS, responses were received from three vendors; and

WHEREAS, an evaluation committee carefully reviewed all three proposals and is making the following recommendation for award to CorVel Healthcare Corporation, which was the highest ranked proposer; and

WHEREAS, the Contract period will be April 1, 2015 through March 31, 2017, with the option of two additional two-year renewals; and

WHEREAS, the estimated annual expenditure is \$65,000 for a two-year contract total of \$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 CorVel Healthcare Corporation as described herein.

Passed this 24<sup>th</sup> day of March, 2015.

## Council Agenda Item Cover Sheet

**Council Meeting Date:** 2/24/2015

**Submitting Department:** HR

**Presenter at meeting:** NA - Consent

**Phone Number/Ext:** 5019

**Email:** c.huber@cedar-rapids.org

**Alternate Contact Person:**

**Phone Number/Ext:**

**Email:**

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

Resolution amending the estimated cost of administrative fees with the City's Third Party Administrator (TPA) from \$1,360,000. to \$1,610,000 over the 3 year contract and additional administrative fees for processing claims incurred in 2014 but submitted to PreferredOne in 2015.

**Background:**

Resolution No.1242-09-11 estimated the administrative costs for the City's 3 year contract with Preferred One at \$1,114,884. The actual amount varies by number of members on the plan and the health care services they access. This amount was amended to \$1,360,000 in July of 2014. Additional administrative costs are being incurred for processing 2014 claims that are submitted in 2015 and there was a \$250,000 shortfall in the original estimate approved by council in July of 2014. The actual cost for administrative fees paid to PreferredOne for the original contract and additional work that will be done in 2015, will be \$1,610,000 through the end of 2015.

**Action / Recommendation:**

Pass the amended resolution.

**Alternative Recommendation:**

NA

**Time Sensitivity:** Moderate

**Resolution Date:** 3/24/2015

**Estimated Presentation Time:** NA

**Budget Information (if applicable):**

These fees are paid from the Health care fund. Total costs for employee health care (claims and administration) are estimated at \$56.6 million for the three year period.

**Local Preference Policy** Applies  Exempt

**Explanation:**

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

Yes

No

N/A

RESOLUTION NO.

WHEREAS, the Human Resources Director and Finance Director recommended the execution of the Administrative Services and Financial Agreement with PreferredOne Administrative Services, Inc., to provide health plan administration services and pharmacy benefits management, for the period 1/1/2012- 12/31/14; and

WHEREAS, the Administrative Services Agreement was approved by Council via Resolution No.1242-09-11 for an estimated cost not to exceed \$1,114,884.00, and

WHEREAS, the original resolution was amended to include an additional \$245,116 for a total of \$1,360,000, and;

WHEREAS, there will be approximately \$250,000 needed for final administrative costs for 2014 and administrative costs for claims incurred in 2014 but paid by PreferredOne in 2015,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that Resolution No. 1242-09-11 be amended to reflect the new estimated not to exceed amount of \$1,610,000 and the Finance Director is hereby authorized to expend funds as noted above for this agreement for the period 1/1/2012- 12/31/14.

Passed this 24<sup>th</sup> Day of March, 2015.



### Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Dennis Hogan

**Phone Number/Ext:** 5860

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

**Alternate Contact Person:** Diane Rodenkirk

**Phone Number/Ext:** 5023

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

**Description of Agenda Item:**

Fleet Services purchase of four single axle chassis with Swaploader hook lift system from Thompson Truck & Trailer in the amount of \$630,360. CIP/DID #1215-168

**Background:**

Purchasing Services solicited bids on behalf of Fleet Services for the purchase and delivery of four single axle chassis with Swaploader hook lift systems. Five bids were submitted. Fleet Services is recommending award to Thompson Truck & Trailer as the lowest responsive and responsible bidder.

Bids received:

Company Name	Location	Unit Price	Extended Price
Thompson Truck & Trailer	Cedar Rapids	\$157,590	\$630,360
GATR Truck Center	Cedar Rapids	\$159,103	\$636,412
Truck Country (1 of 2)	Cedar Rapids	\$160,238	\$640,952
Cedar Rapids Truck Center	Cedar Rapids	\$168,290	\$673,160
Truck Country (2 of 2)	Cedar Rapids	\$173,148	\$692,592

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

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

**Local Preference Policy** Applies  Exempt

**Explanation:** Thompson Truck & Trailer is a certified local business

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited bids for the purchase and delivery of four single axle chassis with Swaploader hook lift systems on behalf of the City of Cedar Rapids Fleet Services; and

WHEREAS, five responses were received from vendors; and

WHEREAS, Fleet Services is making the following recommendation for award to Thompson Truck & Trailer, which was the lowest responsive and responsible bidder; and

WHEREAS, the total cost is \$630,360.

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 24<sup>th</sup> day of March, 2015.



### Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Finance – Purchasing Services

**Presenter at meeting:** Consent Agenda

**Phone Number/Ext:**

**Alternate Contact Person:** Dennis Hogan

**Phone Number/Ext:** 5860

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

**Alternate Contact Person:** Diane Rodenkirk

**Phone Number/Ext:** 5023

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

**Description of Agenda Item:**

Fleet Services purchase of four Autocar tandem axle chassis with Labrie side loaders from Truck Country in the amount of \$1,342,744. CIP/DID #0215-167

**Background:**

Purchasing Services solicited bids for the purchase and delivery of four Autocar tandem axle chassis with Labrie side loaders to be used by Solid Waste. Truck Country was the only vendor who submitted a bid. Fleet Services is recommending award to Truck Country for the total price of \$1,342,744.

Company Name	Location	Unit Price	Extended Price
Truck Country	Cedar Rapids	\$335,686	\$1,342,744

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

**Alternative Recommendation:**

**Time Sensitivity:**

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** 073-073000-073002

**Local Preference Policy** Applies  Exempt

**Explanation:** Truck Country 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 bids for the purchase and delivery of four Autocar tandem axle chassis with Labrie side loaders on behalf of the City of Cedar Rapids Fleet Services Division to be used by Solid Waste; and

WHEREAS, responses were received from one vendor; and

WHEREAS, Fleet Services is making the following recommendation for award to Truck Country; and

WHEREAS, the total cost is \$1,342,744.

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 24<sup>th</sup> day of March, 2015.

**Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24th, 2015

**Submitting Department:** Cedar Rapids Police Department

**Presenter at meeting:** Charlie McClintock      **Phone Number/Ext:** 5383  
**E-mail Address:** c.mcclintock@cedar-rapids.org

**Alternate Contact Person:** Chief Jerman      **Phone Number/Ext:** 5374  
**E-mail Address:** w.jerman@cedar-rapids.org

**Description of Agenda Item:**

Resolution authorizing Joint Communications Agency to purchase upgrades and equipment from Motorola, Inc. for public safety use in connection with the Linn County 800 MHz Radio System. CIP/DID #OB660990

**Background:**

Funds for these radio upgrades and equipment have been previously allocated in the original resolution (#1994-12-13), and are available in the Linn County 800 MHz Radio System project #065002. The amount requested for purchases shall not exceed \$250,000 during Fiscal Year 2015.

**Action / Recommendation:**

It is recommended that City Council authorize the Joint Communications Agency to purchase the radio upgrades and equipment throughout Fiscal Year 2015 as needed.

**Alternative Recommendation:** NA

**Time Sensitivity:** None.

**Resolution Date:** March 24th, 2015

**Estimated Presentation Time:** 0

**Budget Information** (if applicable): JCA Fiscal Year 2015 budget

**Local Preference Policy:** Applies  Exempt

**Explanation:** NA

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

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids maintains communications equipment purchased from Motorola, Inc., 1307 East Algonquin Road, Schaumburg, IL 60196, and

WHEREAS, Motorola, Inc. is the sole source provider of upgrades and equipment for the radio equipment and accessories, and

WHEREAS, the current radio system is being decommissioned and these funds will be used to upgrade the existing equipment capable of functioning on the new countywide radio system, and

WHEREAS, funds for these upgrades and equipment have been allocated in the original resolution (#1994-112-13), and are available in the Linn County 800 MHz Radio System project – 065002,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Joint Communications Agency be authorized to purchase upgrades and equipment for an amount not to exceed \$250,000 during Fiscal Year 2015, from Motorola, Inc.

Passed this 24th day of March, 2015.



## 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**

Resolution authorizing execution of a Professional Services Agreement with Ament Design for an amount not to exceed \$54,160 for design services in connection with the Park Place NE Roadway Rehabilitation Improvements from Council Street to North Park Place Lane project (**Paving for Progress**). CIP/DID #3012128-01

### Background:

This project includes the rehabilitation of Park Place NE from Council Street to North Park Place Lane. The work includes pavement repair/overlay or reconstruction, curb repairs, and sidewalk handicap ramp upgrades. This project is funded by the Local Option Sales Tax (LOST), approved for maintenance, repair and reconstruction of City streets.

### Action / Recommendation:

The Public Works Department recommends adopting the resolution authorizing execution of a professional services agreement with Ament Design.

### Alternative Recommendation:

Identify other options to complete design and construction documents for the rehabilitation of the roadways.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** 3012128 - LOST 7970

**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(s) below, and

WHEREAS, the Public Works Director / City Engineer has determined Ament Design is qualified to provide those services and they are able to perform those services in a timely manner for an amount not to exceed \$54,160 and

WHEREAS, the Public Works Director / City Engineer recommends the City enter into Contract No. 3012128-01 with Ament Design, and

WHEREAS, the City Council has allocated funds for the Park Place NE Roadway Rehabilitation Improvements from Council Street to North Park Place Lane project, and

General Ledger Coding for this Agreement to be as follows:

Fund 301, Dept ID 301000, Project 3012128	\$54,160
---	----------

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 24<sup>th</sup> day of March, 2015



**PARK PLACE NE ROADWAY REHABILITATION  
COUNCIL STREET TO NORTH PARK PLACE LANE**





### Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

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

**Phone Number/Extension:** 5153

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

**Phone Number/Extension:** 5141

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

Resolution awarding and approving contract in the amount of \$3,192,701.79 plus incentive up to \$21,750, bond and insurance of L.L. Pelling Company, Inc. for the 1<sup>st</sup> Avenue E from approximately 325 feet south of 34<sup>th</sup> Street NE to 40<sup>th</sup> Street NE HMA Resurfacing Phase 1 project (estimated cost is \$3,780,000) (**Paving for Progress**). CIP/DID #301240-06

**Background:**

L.L. Pelling Company, Inc.	\$3,192,701.79
Possible Incentive	\$ 21,750.00
Total Award	\$3,214,451.79

Pirc-Tobin Construction, Inc., Alburnett, IA	\$3,259,630.80
Rathje Construction Company, Marion, IA	\$3,270,721.25
Peterson Contractors, Inc., Reinbeck, IA	\$3,396,433.05
Tschiggfrie Excavating Co., Dubuque, IA	\$3,659,177.52

L.L. Pelling Company, Inc. submitted the lowest of the bids received on February 17, 2015 in the office of the Iowa Department of Transportation, Ames, IA for the 1<sup>st</sup> Avenue E from approximately 325 feet south of 34<sup>th</sup> Street NE to 40<sup>th</sup> Street NE HMA Resurfacing Phase 1 project. The bid is within the approved budget. Construction work is anticipated to begin this spring and be completed within 130 working days.

**Action / Recommendation:**

The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$3,192,701.79 plus incentive up to \$21,750, bond and insurance of L.L. Pelling Company, Inc. for the 1<sup>st</sup> Avenue E from approximately 325 feet south of 34<sup>th</sup> Street NE to 40<sup>th</sup> Street NE HMA Resurfacing Phase 1 project.

**Alternative to the Recommendation:**

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

**Time Sensitivity:** Normal. Chapter 26.10 of the Code of Iowa requires the Bid security to be returned within 30 days after the bid opening. Deferral of the contract award after March 24, 2015 may require re-bidding and affect the construction schedule for the improvements.

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):**

CIP No. 301240 (Streets).....	25,765
CIP No. 301240 (Paving for Progress).....	852,405 *
CIP No. 306022 (Traffic Signals).....	58,500
STP Federal-Aid Grant (Streets & Signals) .....	1,577,487
Iowa DOT 3R Grant (Streets).....	972,347
CIP No. 625884 (Water).....	157,192
CIP No. 655939 (Sanitary Sewer) .....	<u>138,200</u>
Construction Estimate.....	3,781,896
Construction Contingency .....	<u>373,200</u>
Construction Budget (Rounded).....	4,155,100

\* Includes Preliminary Assessment of \$29,400  
for Curb and Gutter Improvements on 35<sup>th</sup> Street  
Drive SE from 1<sup>st</sup> Avenue to Elm Avenue.

**Local Preference Policy:** Applies  Exempt

**Explanation:** Project funding is through the federal-aid Surface Transportation Program (STP) and local preference is not allowed.

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

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

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on January 13, 2015 the City Council adopted a motion that directed the City Clerk to publish notice of a public hearing on the plans, specifications, form of contract and estimated cost for the 1<sup>st</sup> Avenue E from approximately 325 feet south of 34<sup>th</sup> Street NE to 40<sup>th</sup> Street NE HMA Resurfacing Phase 1 (Contract No. 301240-06) public improvement project for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on January 24, 2015 pursuant to which a public hearing was held on February 10, 2015, and

WHEREAS, sealed bids were received by the Iowa Department of Transportation in Ames, Iowa, on February 17, 2015 for the 1<sup>st</sup> Avenue E from approximately 325 feet south of 34<sup>th</sup> Street NE to 40<sup>th</sup> Street NE HMA Resurfacing Phase 1 (IDOT No. NHSX-U-922-0(28)—8S-57) (City Contract No. 301240-06) for the City of Cedar Rapids, Iowa, and on February 17, 2015 the Iowa Department of Transportation informed the City of Cedar Rapids of the results of the bidding, and

WHEREAS, the Public Works Director/City Engineer, or designee, has now reported the results of the bidding and made recommendations thereon to the City Council on February 24, 2015 , and

WHEREAS, the following proposals were received:

L.L. Pelling Company, Inc.	\$3,192,701.79
Possible Incentive	\$ 21,750.00
Total Award	<u>\$3,214,451.79</u>

Pirc-Tobin Construction, Inc., Alburnett, IA	\$3,259,630.80
Rathje Construction Company, Marion, IA	\$3,270,721.25
Peterson Contractors, Inc., Reinbeck, IA	\$3,396,433.05
Tschiggfrie Excavating Co., Dubuque, IA	\$3,659,177.52

, and

WHEREAS, general ledger coding to be as follows: \$793,675.32 301-301000-301240; \$1,956,559.57 301-301000-7970-301240; \$223,600 306-306000-306022; \$123,717.75 655-655000-655939; \$116,899.15 625-625000-6250024-2011022; and

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

1. The results of the bidding as conducted by the Iowa Department of Transportation, and the Public Works Director/City Engineer's or designee, report and recommendation thereon at its next meeting are hereby ratified and approved;

2. L.L. Pelling Company, 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 approval of the Equal Employment Opportunity Office and registration with the Department of Labor, the Bid of L.L. Pelling Company, Inc. is hereby accepted, with the inclusion of the incentive clause, and the contract for this public improvement is hereby awarded to L.L. Pelling Company, Inc.
4. The City Manager is hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

BE IT FURTHER RESOLVED that upon execution by the City Manager, 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 24<sup>th</sup> day of March, 2015.

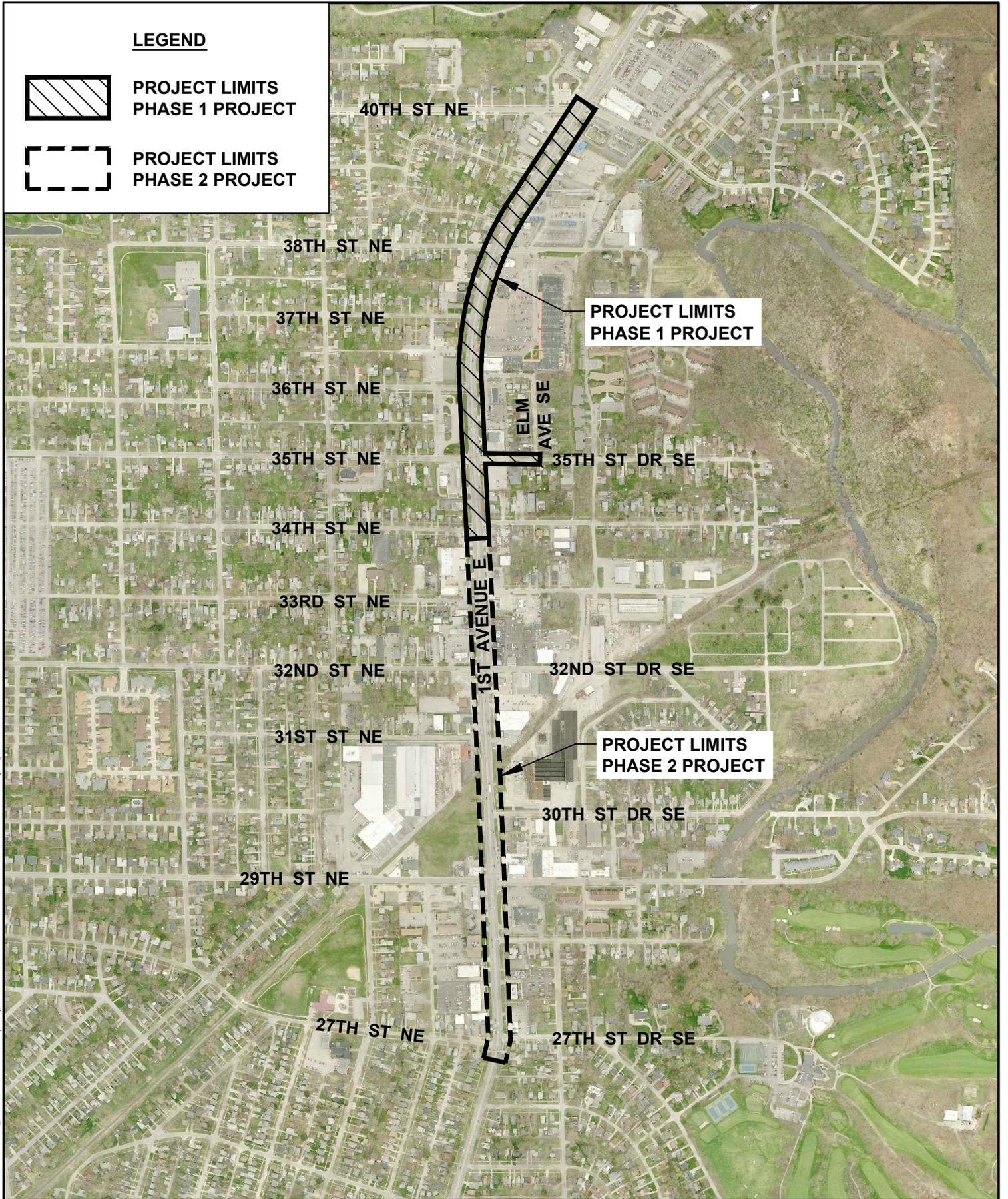
**LEGEND**



**PROJECT LIMITS  
PHASE 1 PROJECT**



**PROJECT LIMITS  
PHASE 2 PROJECT**



Cadd File Name: \\CityofIowa\share\os\PM\Eng\PAVING FOR PROGRESS (LOST)\PROJECTS\301240 - 1st Ave E from 27th St to 40th St\301240 Council Map.dwg



**1ST AVENUE E FROM 34TH STREET TO 40TH STREET**





## 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:** Garrett Prestegard  
**E-mail Address:** g.prestegard@cedar-rapids.org

**Phone Number/Extension:** 5115

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

Resolution awarding and approving contract in the amount of \$35,812 plus incentive up to \$3,000, bond and insurance of Dave Schmitt Construction for the 3<sup>rd</sup> Street SE, East of 10<sup>th</sup> Avenue SE, Storm Sewer Improvements project (estimated cost is \$55,000). CIP/DID #304435-01

**Background:**

Dave Schmitt Construction, Cedar Rapids, IA	\$35,812.00
Possible Incentive	<u>\$ 3,000.00</u>
Total Award	\$38,812.00
Maxwell Construction, Inc., Iowa City, IA	\$36,054.00
Pirc-Tobin Construction, Inc., Alburnett, IA	\$41,723.50
Borst Brother Construction, Inc., Marion, IA	\$46,900.00

Dave Schmitt Construction submitted the lowest of the bids received on March 10, 2015 for the 3<sup>rd</sup> Street SE, East of 10<sup>th</sup> Avenue SE, Storm Sewer Improvements project. The bid is within the approved budget. Construction work is anticipated to begin this summer and be completed within 21 calendar days.

**Action / Recommendation:**

The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$35,812 plus incentive up to \$3,000, bond and insurance of Dave Schmitt Construction for the 3<sup>rd</sup> Street SE, East of 10<sup>th</sup> Avenue SE, Storm Sewer 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.

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** 304435

**Local Preference Policy:** Applies  Exempt

**Explanation:** This project is a Public Improvement Project and as such per State Code the City is required to award the construction contract to the lowest responsive, responsible bidder. The Buy Local Policy does not apply in this situation.

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

**Explanation (if necessary):**

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, the following competitive quotations were received, opened, and announced on March 10, 2015 by the City Engineer, or designee, for the 3<sup>rd</sup> Street SE, East of 10<sup>th</sup> Avenue SE, Storm Sewer Improvements project (Contract No. 304435-01):

Dave Schmitt Construction, Cedar Rapids, IA	\$35,812.00
Incentive up to	<u>3,000.00</u>
Total	\$38,812.00
Maxwell Construction, Inc., Iowa City, IA	\$36,054.00
Pirc-Tobin Construction, Inc., Alburnett, IA	\$41,723.50
Borst Brother Construction, Inc., Marion, IA	\$46,900.00

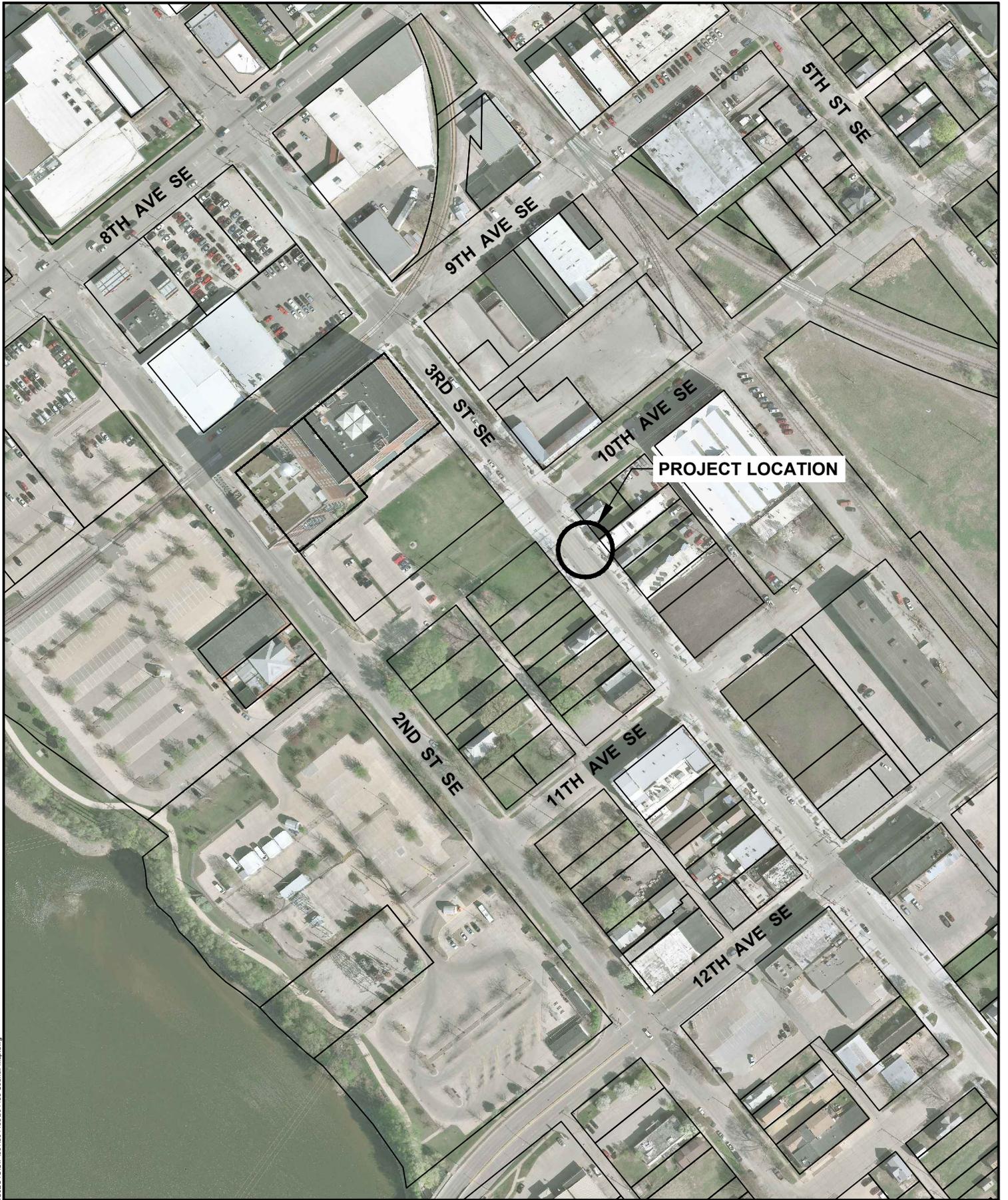
AND WHEREAS, general ledger coding for this public improvement project shall be as follows: \$38,812 304-304000-304435

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 competitive quotations is hereby ratified and approved;
2. Dave Schmitt Construction is the lowest responsive, responsible bidder on said work and the City Engineer, or his designee, has recommended that the City accept its competitive quotation and award the contract to it;
3. Subject to registration with the Department of Labor, the Competitive Quotation of Dave Schmitt Construction is hereby accepted, with the inclusion of the incentive clause, and the contract for this public improvement is hereby awarded to Dave Schmitt Construction.
4. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

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

Passed this 24<sup>th</sup> day of March, 2015.



PROJECT LOCATION

**3RD STREET SE, EAST OF 10TH AVENUE SE  
STORM SEWER IMPROVEMENTS**





## 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**

Resolution awarding and approving contract in the amount of \$824,160.67, bond and insurance of Rathje Construction Company for the 42<sup>nd</sup> Street NE from I-380 Northbound Off Ramp to East of the Cedar River Trail – Traffic Signals project (estimated cost is \$736,000). CIP/DID #301614-02

**Background:**

Rathje Construction Company, Marion, IA

\$824,160.67

Rathje Construction Company submitted the lowest of the bids received on February 17, 2015 in the office of the Iowa Department of Transportation, Ames, IA for the 42<sup>nd</sup> Street NE from I-380 Northbound Off Ramp to East of the Cedar River Trail – Traffic Signals project. The bid is within the approved budget. Construction work is anticipated to begin this spring and be completed within 55 working days.

**Action / Recommendation:**

The Public Works Department recommends approval of the Resolution to award and approve approving contract in the amount of \$824,160.67, bond and insurance of Rathje Construction Company for the 42<sup>nd</sup> Street NE from I-380 Northbound Off Ramp to East of the Cedar River Trail – Traffic Signals 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 March 24, 2015 may require re-bidding and affect the construction schedule for the improvements.

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** 301614, MPO STP funding \$690,000

**Local Preference Policy:** Applies  Exempt

**Explanation:**

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

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on January 27, 2015 the City Council adopted a motion that directed the City Clerk to publish notice of a public hearing on the plans, specifications, form of contract and estimated cost for the 42<sup>nd</sup> Street NE from I-380 Northbound Off Ramp to East of the Cedar River Trail – Traffic Signals (Contract No. 301614-02) public improvement project for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on January 31, 2015 pursuant to which a public hearing was held on February 10, 2015, and

WHEREAS, sealed bids were received by the Iowa Department of Transportation in Ames, Iowa, on February 17, 2015 for the 42<sup>nd</sup> Street NE from I-380 Northbound Off Ramp to East of the Cedar River Trail – Traffic Signals (IDOT No. STP-U-1187(722)—70-57) (City Contract No. 301614-02) for the City of Cedar Rapids, Iowa, and on February 17, 2015 the Iowa Department of Transportation informed the City of Cedar Rapids of the results of the bidding, and

WHEREAS, the Public Works Director/City Engineer, or designee, has now reported the results of the bidding and made recommendations thereon to the City Council on February 24, 2015, and

WHEREAS, the following proposals were received:

Rathje Construction Company, Marion, IA	\$824,160.67
---	--------------

, and

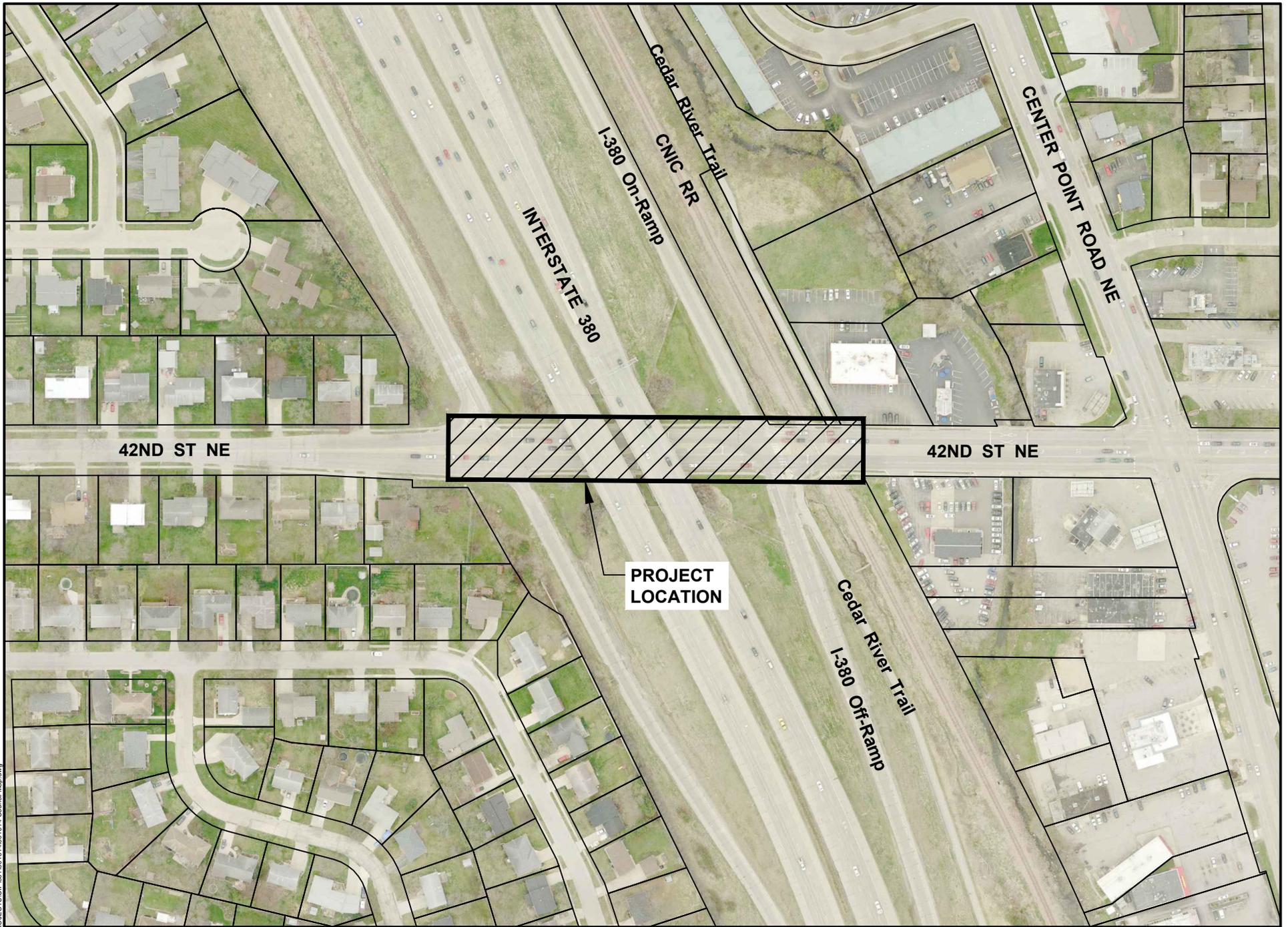
WHEREAS, general ledger coding to be as follows: \$409,826.92 301-301000-301614; \$260,756 306-306000-306171; \$153,577.75 325-325000-325026; and

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

1. The results of the bidding as conducted by the Iowa Department of Transportation, and the Public Works Director/City Engineer's or designee, report and recommendation thereon at its next meeting are hereby ratified and approved;
2. Rathje Construction Company is the lowest responsive, responsible bidder on said work and the City Engineer, or his designee, has recommended that the City accept its bid and award the contract to it;
3. Subject to approval of the Equal Employment Opportunity Office and registration with the Department of Labor, the Bid of Rathje Construction Company is hereby accepted and the contract for this public improvement is hereby awarded to Rathje Construction Company.
4. The City Manager is hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

BE IT FURTHER RESOLVED that upon execution by the City Manager, 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 24<sup>th</sup> day of March, 2015.



Cadd File Name: W:\PROJECTS\CIP\301614\301614 Council Map.dwg



**42ND STREET NE AND I-380  
INTERSECTION IMPROVEMENTS PROJECT**





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

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

**Phone Number/Extension:** 5153

**Alternate contact person:** Ron Griffith, PE  
**E-mail Address:** r.griffith@cedar-rapids.org

**Phone Number/Extension:** 5154

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

Resolution authorizing execution of a Traffic Safety Improvement Funding Agreement in the amount of \$35,000 between the Iowa Department of Transportation (IDOT) and the City of Cedar Rapids for the 7<sup>th</sup> Street NE from 1<sup>st</sup> Avenue E to north of I-380 Overhead Sign Installation project. CIP/DID# 306228-00

### Background:

The Iowa DOT Commission has approved Traffic Safety Improvement Program (TSIP) funding in the amount of \$35,000 for upgrading of the pavement markings and two overhead sign structures on 7<sup>th</sup> Street NE from 1<sup>st</sup> Avenue E to north of I-380. One overhead sign structure will be located on 7<sup>th</sup> Street NE between 1<sup>st</sup> Avenue E and A Avenue E, and the second overhead sign structure will be located on 7<sup>th</sup> Street NE between I-380 and C Avenue NE. The TSIP funding was approved to resolve safety issues at the 1<sup>st</sup> Avenue E & 7<sup>th</sup> Street intersection and on 7<sup>th</sup> Street NE between 1<sup>st</sup> Avenue E and I-380.

### Action / Recommendation:

The Public Works Department recommends approving the resolution authorizing execution of an Agreement between the IDOT and the City of Cedar Rapids for the 7<sup>th</sup> Street NE from 1<sup>st</sup> Avenue E to north of I-380 project. Upon City approval, signed agreements will be returned to the IDOT for necessary signatures.

### Alternative to Recommendation:

Do not approve the Agreement and continue with the driver confusion and with the frequency of traffic collisions within the project area.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):** CIP No. 306228

**Local Preference Policy:** Applies  Exempt

### Explanation:

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

**Explanation (if necessary):**

RESOLUTION NO.

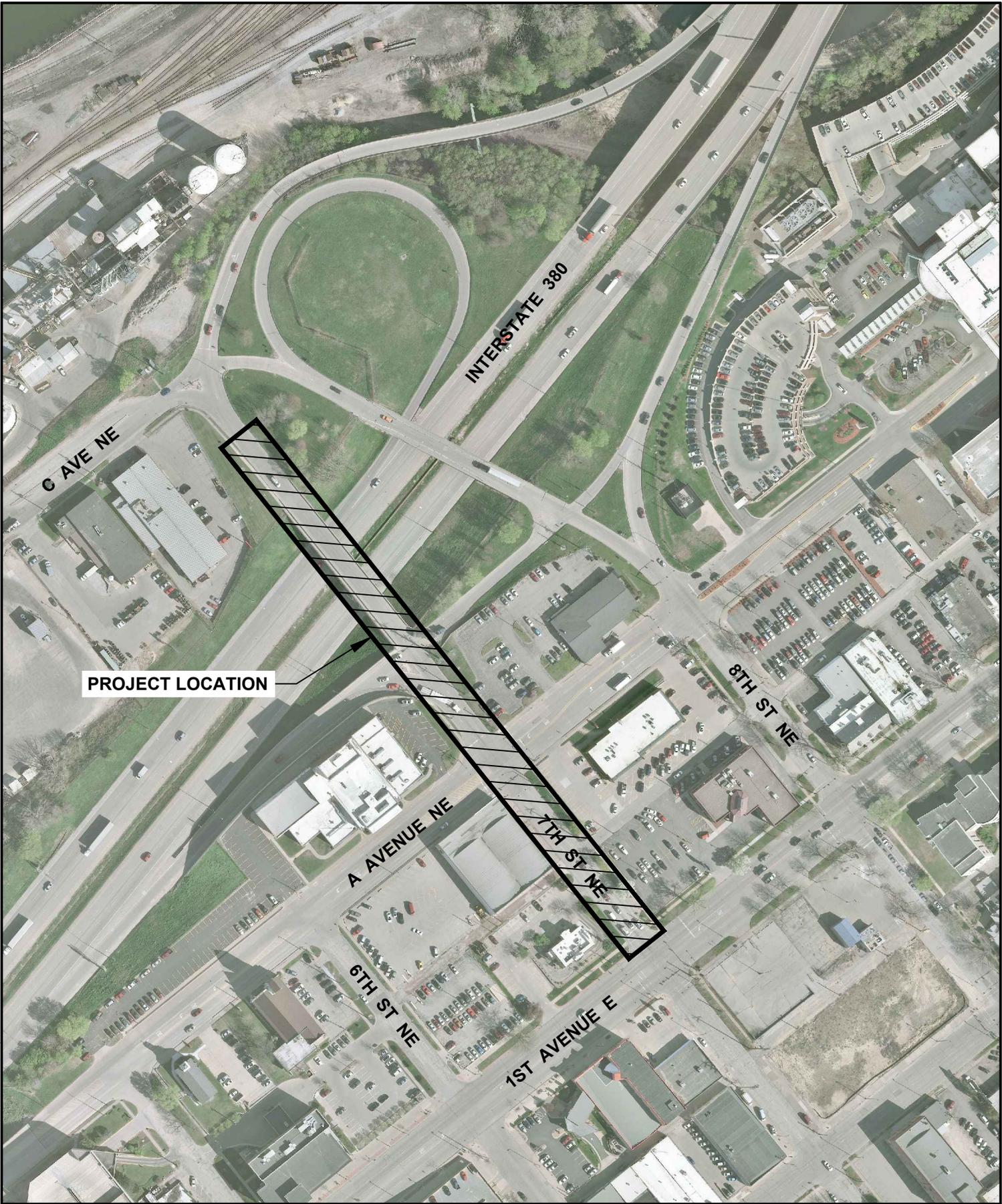
WHEREAS, the City Council approved Resolution No. 0496-06-08 authorizing the Public Works Director to submit the necessary application documents for Traffic Safety Improvement Program grant funding with the Iowa Department of Transportation (IDOT) to address traffic safety issues at the 1<sup>st</sup> Avenue E & 7<sup>th</sup> Street intersection, and 7<sup>th</sup> Street NE from 1<sup>st</sup> Avenue E to I-380, and

WHEREAS, the Iowa DOT has provided Agreement No. 2010-TS-003, Agreement for Traffic Safety Improvement Funding for the 7<sup>th</sup> Street NE from 1<sup>st</sup> Avenue to north of I-380 project with eligible improvements for upgraded pavement markings, and directional signing with overhead mountings, and

WHEREAS, the Public Works Director / City Engineer recommends authorizing execution of Agreement No. 2010-TS-003 with the IDOT,

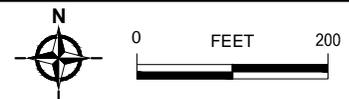
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the City Manager and City Clerk are authorized to execute IDOT Agreement No. 2010-TS-003 for a Traffic Safety Improvement project with the Iowa Department of Transportation in the amount of \$35,000 in connection with the 7<sup>th</sup> Street NE from 1<sup>st</sup> Avenue E to north of I-380 project (CIP No. 306228).

Passed this 24<sup>th</sup> day of March, 2015.



PROJECT LOCATION

7TH STREET NE FROM 1ST AVENUE E  
TO NORTH OF I-380 PROJECT





## 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:** Dave Elgin  
**E-mail Address:** D.Elgin@cedar-rapids.org

**Phone Number/Extension:** 5803

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

Resolution authorizing execution of a Total Acquisition Purchase Agreement in the amount of \$80,000, plus an amount estimated to be \$27,500 in relocation benefits to Joe and Veronica Marks for real property located at 63 17<sup>th</sup> Avenue SW in connection with the Czech Village Area Property Acquisition project. CIP/DID #331005-00

**Background:**

The property is being voluntarily acquired to accommodate the future flood mitigation system project.

Compensation amounts proposed are based on an appraisal of the subject property, provided by a qualified appraiser hired by the City. The relocation benefits are based on a reestablishment payment estimated to be \$27,500 as required per the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646).

**Action / Recommendation:**

The Public Works Department recommends adopting the resolution authorizing execution of a Total Acquisition Purchase Agreement in the amount of \$80,000, plus an amount estimated to be \$27,500 in relocation benefits and accepting a Warranty Deed from Joe and Veronica Marks.

**Alternative to the Recommendation:**

Not acquire the property.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** 331/331000/331005

**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):**

ENG  
AUD FILE  
FIN  
CD  
ASR  
TRS  
RCR  
MARKS  
331005-00

## RESOLUTION NO.

WHEREAS, the Public Works Director has determined the need to acquire the real property located at 63 17<sup>th</sup> Avenue SW as a part of the Czech Village Area Property Acquisition project, and

WHEREAS, Joe and Veronica Marks, 1298 James Avenue NE, Swisher, Iowa 52338, Owners of the real property known and described as:

Lots 2, Block 16, Hulls Resurvey of Blocks 15 and 16, of L S May's Addition to West Cedar Rapids, Linn County, Iowa,

have agreed to convey said property by Warranty Deed to the City of Cedar Rapids for a total consideration of \$80,000, and

WHEREAS, the Public Works Department has recommended Relocation Assistance to the OWNER in an amount estimated to be \$27,500, and

WHEREAS, the Public Works Director / City Engineer recommends the City enter into an agreement to purchase the property and provide relocation assistance in accordance with the terms set forth in the Total Acquisition Purchase Agreement, and

WHEREAS, the City Council has allocated Capital Improvement funds for the Czech Village Area Property Acquisition project (Fund 331, Dept ID 331000, Project 331005), 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 Total Acquisition Purchase Agreement as described herein, and

BE IT FURTHER RESOLVED that the Total Acquisition Purchase Agreement is 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 in the amount of \$80,000, plus relocation benefits to Joe and Veronica Marks, Linn County Treasurer and lien holders, if applicable, per the Allocation of Proceeds, and

BE IT FURTHER RESOLVED that upon receipt, the Warranty Deed, Groundwater Hazard Statement and all other documents from Joe and Veronica Marks 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 24<sup>th</sup> day of March, 2015.

Cadd File Name: W:\PROJECTS\CP\3105\SUB-PROJECTS\_Miscellaneous Initial Project Numbering\331005 - Czech Village Area Acquisition\331005 Council Map.dwg



**CZECH VILLAGE AREA PROPERTY ACQUISITION  
63 17TH AVENUE 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:** Dave Elgin  
**E-mail Address:** D.Elgin@cedar-rapids.org

**Phone Number/Extension:** 5803

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

Resolution authorizing execution of a Total Acquisition Purchase Agreement in the amount of \$14,850 with Kristina Lynn Kies (aka Kristy L. Kies) for real property located at 1630 5<sup>th</sup> Street NW in connection with the Northwest Flood Mitigation System project. CIP/DID #331003-00

**Background:**

This property is being voluntarily acquired to accommodate the future Northwest Flood Mitigation System project. The vacant property will be green space. Valuation of the property is based on the current assessed value.

**Action / Recommendation:**

The Public Works Department recommends adopting the resolution authorizing execution of a Total Acquisition Purchase Agreement in the amount of \$14,850 and accepting a Warranty Deed from Kristina Lynn Kies.

**Alternative to the Recommendation:**

Not acquire the property.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** 331/331000/331003

**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):**

ENG  
AUD FILE  
FIN  
CD  
ASR  
TRS  
RCR  
KIES  
331003-00

RESOLUTION NO.

WHEREAS, the City has determined the need to acquire the real property located at 1630 5<sup>th</sup> Street NW for the future Northwest Flood Mitigation System project, and

WHEREAS, Kristina Lynn Kies (aka Kristy L. Kies), Owner of the real property known and described as:

Lot 7, Block 58, O.N. Hulls Sixth Addition to the City of Cedar Rapids, Linn County, Iowa

has agreed to convey said property by Warranty Deed to the City of Cedar Rapids for a total consideration of \$14,850, and

WHEREAS, the Public Works Director / City Engineer recommends the City enter into an agreement to purchase the property in accordance with the terms set forth in the Total Acquisition Purchase Agreement, and

WHEREAS, the City Council has allocated Capital Improvement funds for the Northwest Flood Mitigation Acquisition project (Fund 331, Dept ID 331000, Project 331003), 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 Total Acquisition Purchase Agreement as described herein, and

BE IT FURTHER RESOLVED that the Total Acquisition Purchase Agreement is 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 Total Acquisition Purchase Agreement to Kristina Lynn Kies, Linn County Treasurer and lien holders, if applicable, per the Allocation of Proceeds, and

BE IT FURTHER RESOLVED that upon receipt, the Warranty Deed, Groundwater Hazard Statement and all other documents from Kristina Lynn Kies 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 24<sup>th</sup> day of March, 2015.





**PROPERTY ACQUISITION**  
**1630 5TH STREET NW**

Cadd File Name: W:\PROJECTS\CIP\311\SUB-PROJECTS - Miscellaneous Initial Project Numbering\3311003 - NW Flood Mitigation Acquisition\3311003 Council Map.dwg



**PROPERTY ACQUISITION**  
**1630 5TH STREET NW**





## 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:** Dave Elgin  
**E-mail Address:** D.Elgin@cedar-rapids.org

**Phone Number/Extension:** 5803

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

Resolution authorizing execution of a Total Acquisition Purchase Agreement in the amount of \$40,000, plus a total amount estimated to be \$103,750 for relocation benefits to Michael T. Lane for real property located at 43 20<sup>th</sup> Avenue SW in connection with the Czech Village Area Property Acquisition project. CIP/DID #331005-00

**Background:**

The property is being voluntarily acquired to accommodate the future flood mitigation system project.

Compensation amounts proposed are based on an appraisal of the subject property, provided by a qualified appraiser hired by the City. The relocation benefits are based on a reestablishment payment estimated to be \$99,900 for replacement housing assistance and an estimated \$3,850 for moving and incidentals for a total estimated benefit of \$103,750 as required per the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646).

**Action / Recommendation:**

The Public Works Department recommends adopting the resolution authorizing execution of a Total Acquisition Purchase Agreement in the amount of \$40,000, plus an amount estimated to be \$103,750 in relocation benefits and accepting a Warranty Deed from Michael T. Lane.

**Alternative to the Recommendation:**

Not acquire the property.

**Time Sensitivity:** Normal

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** 331/331000/331005

**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):**

ENG  
AUD FILE  
FIN  
CD  
ASR  
TRS  
RCR  
LANE  
331005-00

## RESOLUTION NO.

WHEREAS, the Public Works Director has determined the need to acquire the real property located at 43 20<sup>th</sup> Avenue SW as a part of the Czech Village Area Property Acquisition project, and

WHEREAS, Michael T. Lane, 43 20<sup>th</sup> Avenue SW, Cedar Rapids, Iowa 52404, Owner of the real property known and described as:

Lots 1 and 2, Block 1, Bowling's First Addition to West Cedar Rapids, Linn County, Iowa, has agreed to convey said property by Warranty Deed to the City of Cedar Rapids for a total consideration of \$40,000, and

WHEREAS, the Public Works Department has recommended Relocation Assistance to the OWNER in an amount estimated to be \$99,900 for replacement housing assistance and an amount estimated to be \$3,850 for moving and incidentals for a total estimated relocation benefit of \$103,750, and

WHEREAS, the Public Works Director / City Engineer recommends the City enter into an agreement to purchase the property and provide relocation assistance in accordance with the terms set forth in the Total Acquisition Purchase Agreement, and

WHEREAS, the City Council has allocated Capital Improvement funds for the Czech Village Area Property Acquisition project (Fund 331, Dept ID 331000, Project 331005), 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 Total Acquisition Purchase Agreement as described herein, and

BE IT FURTHER RESOLVED that the Total Acquisition Purchase Agreement is 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 in the amount of \$40,000, plus relocation benefits to Michael T. Lane, Linn County Treasurer and lien holders, if applicable, per the Allocation of Proceeds, and

BE IT FURTHER RESOLVED that upon receipt, the Warranty Deed, Groundwater Hazard Statement and all other documents from Michael T. Lane 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 24<sup>th</sup> day of March, 2015.

Cadd File Name: W:\PROJECTS\CP\31\SUB-PROJECTS\_Miscellaneous Initial Project Numbering\331005 - Czech Village Area Acquisition\331005 Council Map.dwg



**PROPERTY  
ACQUISITION  
43 20TH AVE SW**



**CZECH VILLAGE AREA PROPERTY ACQUISITION  
43 20TH AVENUE SW**



## **Council Agenda Item Cover Sheet**

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

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Utilities – WPC Division

**Presenter at meeting:** Steve Hershner    **Phone:** 5281    **E-mail:** [s.hershner@cedar-rapids.org](mailto:s.hershner@cedar-rapids.org)

**Alternate Contact:** Jonathan Mouw      **Phone:** 5296    **E-mail:** [j.mouw@cedar-rapids.org](mailto:j.mouw@cedar-rapids.org)

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

Resolutions approving actions regarding Purchases/Contracts/Agreements:

- a. Professional Services Agreement with CH2M HILL Engineers, Inc. for an amount not to exceed \$590,465 for the WPCF Odor Control Upgrades project. CIP/DID #615233-01

### **Background:**

The Water Pollution Control Facility (WPCF) is a significant source of odorous gasses. Several processes have been added to the facility to treat odorous air to mitigate the onsite dangers and reduce odors to nearby residents. The most significant portion of the odorous air treatment process occurs within two onsite Bioscrubbers, originally constructed in 1998. Loadings to the Bioscrubbers have increased since their initial construction, while removal efficiencies have decreased.

An evaluation of the existing odor control equipment at the WPCF was performed by CH2M HILL Engineers, Inc. in the fall of 2014. A final report was received documenting the onsite odor sources and treatment processes, providing recommendations to optimize existing treatment processes, and recommendations for additional odor control equipment.

The goal of the project is to repair elements of and provide increased capacity to the odor control system at the WPCF. This will include the replacement of the lava rock media in the existing Bioscrubbers, repair of structural deficiencies within the existing Bioscrubber vessels, replacement or repair of existing odor control ductwork and fans, demolition of an existing backup chemical scrubber, and the installation of two new high rate Biotowers. CH2M HILL Engineers, Inc. will provide design services and construction support for the project.

Five engineering firms were contacted for Statements of Qualifications to perform the initial evaluation. Packets detailing the experience of the firm and the proposed schedule for the project were received from four engineering firms. The four firms were: Stanley Consultants, Inc., H.R. Green Company, HDR Engineering, and CH2M HILL Engineers, Inc. The Utilities Department staff evaluated the qualifications of the responding firms and determined that the technical resources that CH2M HILL Engineers, Inc. could bring to the project best met the needs of the Utilities Department.

### **Action / Recommendation:**

The Utilities Department – WPC division recommends approval of the Professional Services Agreement with CH2M HILL Engineers, Inc. for the WPCF Odor Control Upgrades project and that the City Manager and City Clerk be authorized to execute said Agreement.

**Alternative Recommendation:** None

**Time Sensitivity:** Action needed 3-24-15

**Resolution Date:** 3-24-15

**Estimated Presentation Time:** 0 minutes

**Budget Information (if applicable):**

1. **Included in Current Budget Year.** Yes. The project will be funded from the FY 2015, FY 2016, and FY 2017 WPC Division Capital Improvement Projects budget. The project will be coded to the following CIP funds: 553000-615-615000-x-x-615233, 615236, and 6150010.
2. **Analysis if the expenditure is within budgeted expectations, i.e. some type of budget to actual comparison:** There is currently \$150,000 budgeted in the FY2015 CIP budget, \$2,250,000 planned in the FY 2016 budget, and \$1,500,000 planned in FY 2017 for the WPCF Odor Control Upgrades project.
3. **Purchasing Department used or Purchasing Guidelines followed:** Yes, statements of qualifications were requested from multiple engineering firms and evaluated by Utilities Department staff using objective criteria.

**Local Preference Policy**

Applies  Exempt

**Explanation:** Consultant evaluation form gives preference to local consultants.

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

**Explanation (if necessary):**

RESOLUTION NO.

WHEREAS, the Water Pollution Control Facility (WPCF) is a significant source of odorous gasses with several processes being added to the facility to treat the odorous air to mitigate the onsite dangers and reduce odors to nearby residents, and

WHEREAS, the most significant portion of the air treatment process occurs within two onsite Bioscrubbers which were originally constructed in 1998 and loadings to the Bioscrubbers have increased since their initial construction, while removal efficiencies have decreased, and

WHEREAS, in the fall of 2014 an evaluation of the existing odor control equipment was performed by CH2M Hill Engineers, Inc. with a final report documenting the onsite odor sources and treatment processes, with recommendations to optimize existing treatment processes and additional odor control equipment, and

WHEREAS, the goal of the project is to repair elements of and provide increased capacity to the odor control system including the replacement of the lava rock media in the existing Bioscrubbers, repair of structural deficiencies with the existing Bioscrubber vessels, replacement or repair of existing odor control ductwork and fans, demolition of an existing backup chemical scrubber, and the installation of two new high rate Biotowers, and

WHEREAS, five engineering firms were contacted for Statements of Qualifications to perform the initial evaluation for the WPCF Odor Control Upgrades project and four were received from Stanley Consultants, Inc., H.R. Green Company, HDR Engineering, and CH2M Hill Engineers, Inc., and

WHEREAS, the Water Pollution Control Division recommends approval of the Professional Services Agreement with CH2M Hill Engineers, Inc. for the WPCF Odor Control Upgrades project and authorizing the City Manager and City Clerk to execute said Agreement, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Water Pollution Control Facility be hereby authorized to enter into a Professional Services Agreement with CH2M Hill Engineers, Inc. for the WPCF Odor Control Upgrades project for an amount not to exceed \$590,465 be hereby approved and the City Manager and City Clerk authorized to execute. To be funded from the FY15, FY16, and FY17 WPC Division CIP budgets and coded to 553000-615-615000-x-x-615233, 615236, and 6150010.

Passed this 24<sup>th</sup> day of March, 2015.

**Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Cedar Rapids Police Department

**Presenter at meeting:** Sgt. Andries **Phone Number/Extension:** 5438

**E-mail Address:** m.andries@cedar-rapids.org

**Alternate Contact Person:** Chief Jerman **Phone Number/Extension:** 5374

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

**Description of Agenda Item:**

Resolution authorizing the Mayor and City Clerk to execute a Letter of Understanding amending the agreement between the City of Cedar Rapids and the Cedar Rapids Community School District, adding two additional School Resource Officers to the School Resource Officer Program, for the term of July 1, 2014 through June 30, 2016. CIP/DID #OB641224

**Background:**

The Cedar Rapids Community School District (CRCS) and the City of Cedar Rapids have discerned the need to continue the School Resource Officer Program for the public school system with the City of Cedar Rapids, in order to provide a cooperative approach toward maintaining an atmosphere in the public schools whereby school staff and students feel safe and free from intimidation.

This Letter of Understanding will increase the total number of SRO's from four (4) to six (6) under the existing 28E Agreement to include officers at two middle schools. Costs of these additional officers will be consistent with the current 50% cost sharing agreement.

**Action / Recommendation:**

The Police Department recommends the City Council authorize the Mayor and City Clerk to execute the Letter of Understanding, adding two (2) additional School Resource Officers to the School Resource Officer Program with the Cedar Rapids Community School District.

**Alternative Recommendation:** NA

**Time Sensitivity:** Agreement is effective July 1, 2015

**Resolution Date:** March 24, 2015

**Estimated Presentation Time:** 0

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

**Local Preference Policy:** Applies  Exempt X

**Explanation:** NA

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids and the Cedar Rapids Community School District (CRCSD) share a mutual desire to provide law enforcement and related services to the public schools within the City, to help maintain an atmosphere in the public schools where school staff and students feel safe and free from intimidation; and

WHEREAS, the City of Cedar Rapids signed a 28E Agreement with the CRCSD (Resolution No. 1085-07-12); establishing a School Resource Officer Program to provide the aforementioned services to the public schools within the City; and

WHEREAS, the CRCSD and the City of Cedar Rapids have discerned the need to continue a School Resource Officer Program for the public school system within the City of Cedar Rapids, Iowa, for the term of July 1, 2014 through June 30, 2016; in order to provide a cooperative approach toward addressing the desires of both parties; as hereinafter described; and

WHEREAS, the CRCSD and the City of Cedar Rapids recognize the potential outstanding benefits to the citizens of Cedar Rapids, Iowa by adding two additional School Resource Officers to the School Resource Officer Program; and

WHEREAS, it is understood that this Agreement is between two public agencies and is entered into pursuant to the provisions of Iowa Code Chapter 28E and shall be electronically filed with the Iowa Secretary of State's Office upon execution as required by law;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Mayor and City Clerk are hereby authorized to execute the Letter of Understanding amending the current 28E Agreement with the Cedar Rapids Community School District.

Passed this 24<sup>th</sup> day of March, 2015.



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works Department

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

**Phone Number/Extension:** 5814

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

**Phone Number/Extension:** 5547

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

**REPORT ON BIDS:**

Bids were received on March 18, 2015 for the NW Quadrant, 2008 Flood, Sanitary Sewer Repairs, Phase 2, Bid Package 2 project (estimated cost is \$1,170,000). A report of bids received from the City officer conducting the bid opening is attached (**FLOOD**). CIP/DID #SSD101-08

**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):** FEMA PW #SSD101

**Local Preference Policy:** Applies  Exempt

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



March 18, 2015

City Council  
City of Cedar Rapids

RE: Report on bids as read for the NW Quadrant, 2008 Flood, Sanitary Sewer Repairs, Phase 2, Bid Package 2, Contract Number SSD101-08

Dear City Council:

Bids were received on March 18, 2015 for the NW Quadrant, 2008 Flood, Sanitary Sewer Repairs, Phase 2, Bid Package 2 project as follows:

Tschiggfrie Excavating, Dubuque, IA	\$1,236,191.30
Pirc-Tobin Construction, Inc., Alburnett, IA	\$1,451,455.40
Rathje Construction Co., Marion, IA	\$1,578,495.75

The engineers cost opinion for this work is \$1,170,000. 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 black ink, appearing to read "Scott Sovers".

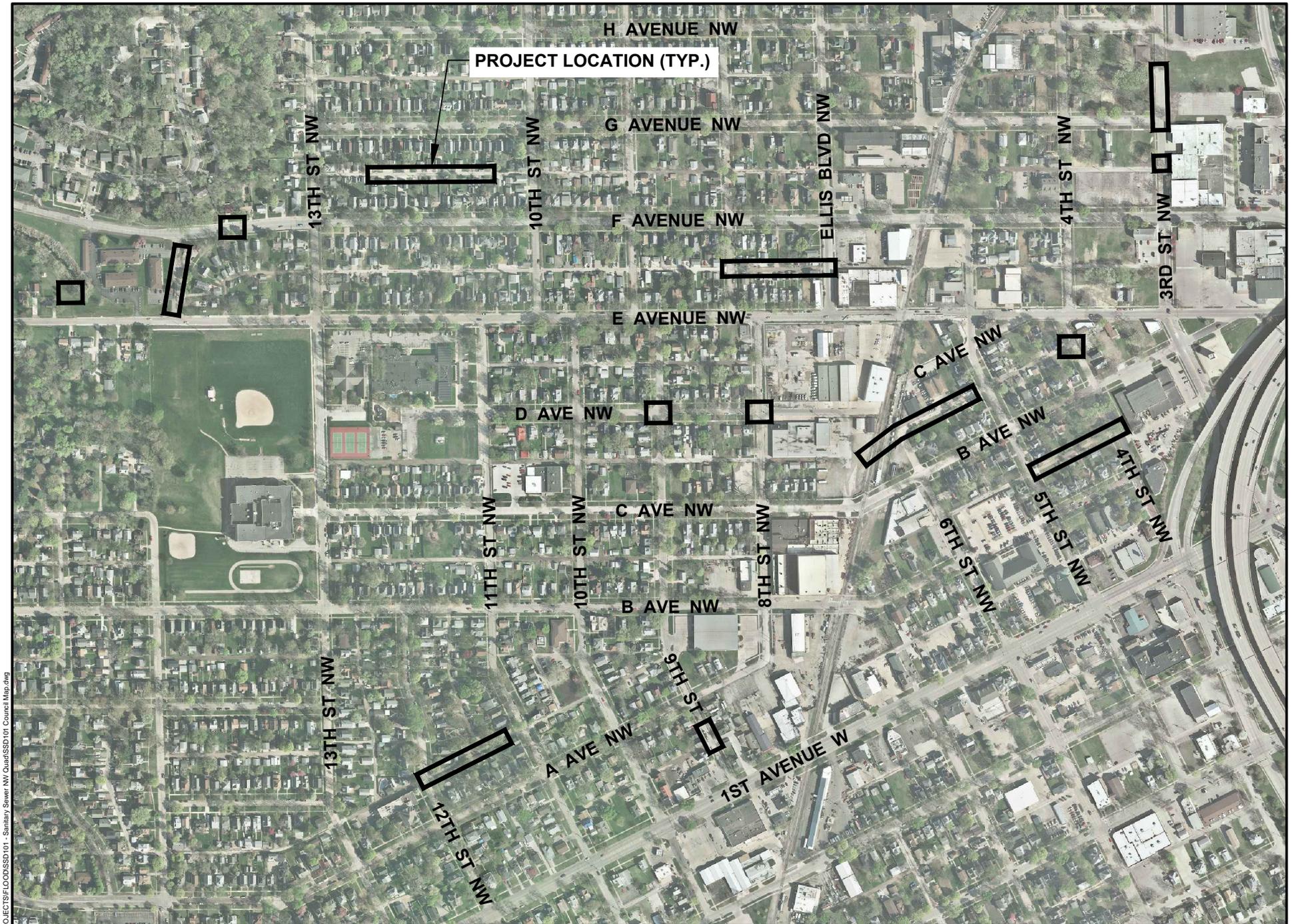
Scott Sovers, P.E.  
Project Engineer I

SKS/cap

cc: David J. Elgin, P.E., L.S., Public Works Director/City Engineer  
Robert A. Davis, P.E., Engineering Manager

**Public Works Department**

500 15th Avenue S.W. • Cedar Rapids, Iowa 52104-5837 • (319) 286-5802 • FAX (319) 774-5653



Cadd File Name: W:\PROJECTS\FLOODSSD101 - Sanitary Sewer NW Quad\SSD101 Council Map.dwg



NW QUADRANT, 2008 FLOOD  
 SANITARY SEWER REPAIRS  
 PHASE 2, BID PACKAGE 2



**Council Agenda Item Cover Sheet**

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

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Utilities – Water Division

**Presenter at meeting:** Steve Hershner    **Phone:** 5281    **E-mail:** [SteveHe@cedar-rapids.org](mailto:SteveHe@cedar-rapids.org)

**Alternate Contact:** Bruce Jacobs      **Phone:** 5913    **E-mail:** [b.jacobs@cedar-rapids.org](mailto:b.jacobs@cedar-rapids.org)

**Description of Agenda Item:**

Report on bids for the J Avenue WTP Ammonia Feed System Upgrades project (estimated cost is \$130,000) (Steve Hershner).

- a. Resolution awarding and approving contract in the amount of \$155,945, bond and insurance of Modern Piping, Inc. for the J Avenue WTP Ammonia Feed System Upgrades project. CIP/DID #6250037-02

**Background:**

The objective of the project is to improve the reliability, functionality, and maintenance requirements of the ammonia feed system at the J avenue Water Treatment Plant.

The proposed ammonia feed system upgrades will change the ammonia injection location from the Aerator Building to the Meter Building. Ammonia will be injected into each of the three raw water treatment trains, with a separate feeder and two injectors serving each train. These modifications are expected to have the following benefits:

- Provide increased redundancy to the ammonia feed system.
- Increase accessibility to the ammonia injection system, provide quick change over between ammonia injectors in the event the feed is lost, and reduce difficulties involved with removing calcium carbonate buildup.
- Shorten the distance ammonia travels from the storage tank to the injection point.
- Allow for different dosage rates between the three treatment trains if needed.
- Mitigate the impact if the ammonia feed is lost to one treatment train. A feed failure in any one of the raw water trains would allow that train to be taken out of service while keeping the other trains in service.

A pre-bid meeting was held on February 24, 2015 at the Water Administration Building.

Three Bids were received on March 11, 2015 for the J Avenue WTP Ammonia Feed System Upgrades project.

<u>Bidders</u>	<u>Office Location</u>	<u>Lump Sum Bid</u>
Modern Piping, Inc.	Cedar Rapids, IA	\$ 155,945
Day Mechanical Systems, Inc.	Cedar Rapids, IA	\$ 166,171
Tricon General Construction, Inc.	Cedar Rapids, IA	\$ 198,000

The engineer's opinion of probable cost for the construction of this project was \$130,000. A motion to publish a Notice of Hearing and Letting was approved by the City Council on February 10, 2015. The public hearing was held February 24, 2015. The work is anticipated to begin in April 2015 and be completed in October 2015.

**Action / Recommendation:**

The Utilities Department – Water Division staff recommends awarding the contract to Modern Piping, Inc. in the amount of \$155,945.

**Alternative Recommendation:** None

**Time Sensitivity:** Action needed 3-24-15

**Resolution Date:** 3-24-2015

**Estimated Presentation Time:** 2 minutes

**Budget Information (if applicable):**

1. **Included in Current Budget Year.** Yes. The project will be funded from the FY2015 and FY2016, Water Division Capital Improvement Projects budget.
2. **Analysis if the expenditure is within budgeted expectations, i.e. some type of budget to actual comparison:** There is \$50,000 budgeted in the FY2015 CIP budget and \$80,000 in the FY2016 CIP budget for the Water Division for the construction of the J Avenue WTP Ammonia Feed System Upgrades project. Additional funds are available by adjusting other items in the CIP budget or from reserves. The project will be coded to the following CIP fund: 553000-625-625000-x-x-6250037.
3. **Purchasing Department used or Purchasing Guidelines followed:** Yes, the project was publicly bid as a Capital Improvement Project.

**Local Preference Policy** Applies  Exempt   
**Explanation:** Capital Improvement Projects are not subject to local preference policy.

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

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on February 10, 2015 the City Council adopted a motion that directed the City Clerk to give notice to bidders and publish notice of a public hearing on the plans, specifications, form of contract and cost estimate for the J Avenue WTP Ammonia Feed System Upgrades project (Contract No. 6250037-02) for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on February 14, 2015 pursuant to which a public hearing was held on February 24, 2015, and

WHEREAS, the following bids were received, opened and announced on March 11, 2015 by the Utilities Director, 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 March 24, 2015:

<b>BIDDERS</b>	<b>OFFICE LOCATION</b>	<b>LUMP SUM BID</b>
Modern Piping, Inc.	Cedar Rapids, IA	\$155,945
Day Mechanical Systems, Inc.	Cedar Rapids, IA	\$161,171
Tricon General Construction, Inc.	Cedar Rapids, IA	\$198,000

AND WHEREAS, the general ledger coding for this public improvement project shall be as follows: \$155,945 - 553000-625-625000-x-x-6250037, 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 Utilities Director, 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. Modern Piping, Inc. is the lowest responsive, responsible bidder on said work and the Utilities Director, 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 Modern Piping, Inc. is hereby accepted, and the contract for this public improvement is hereby awarded to Modern Piping, 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 24<sup>th</sup> day of March, 2015.

## **Council Agenda Item Cover Sheet**

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

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Utilities – Water Division

**Presenter at meeting:** Steve Hershner    **Phone:** 5281    **E-mail:** [SteveHe@cedar-rapids.org](mailto:SteveHe@cedar-rapids.org)

**Alternate Contact:** Matt Jensen                      **Phone:** 5937    **E-mail:** [m.jensen@cedar-rapids.org](mailto:m.jensen@cedar-rapids.org)

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

Report on bids for the J Avenue Water Plant Generator Addition project (estimated cost is \$2,060,000) (Steve Hershner).

- a. Resolution awarding and approving contract in the amount of \$2,073,772, bond and insurance of Price Industrial Electric, Inc. for the J Avenue Water Plant Generator Addition project. CIP/DID #6250016-02

### **Background:**

The J Avenue Water Treatment plant has a 2 MW (Mega-Watt) diesel generator that provides emergency power to the plant during periods when normal power from the electric utility is unavailable. The 2 MW generator is sized to be able to handle the plant operating at full capacity. The operation of the existing generator is partially automated; Operators must give permissions for the generator to tie into the plant electrical switchgear before it can provide emergency power to the plant. The permissions can be given from the SCADA operator's station or from a manual control panel at the plant electrical switchgear.

The NW Water Treatment plant has a similar generator control setup to the J Avenue Water Treatment plant. The control scheme is similar in that an operator must give permission before the generator can provide power to the plant electrical grid.

The goal of the project is to install an additional 2 MW emergency diesel generator at the J Avenue Water Treatment Plant. This will provide generation capacity to supply additional emergency power to the J Avenue Plant and the raw water wells in the East & West Well Fields. This will enable the water plant operators to comply with any electric utility interrupt scenario. The project also offers the opportunity to streamline the automation of the emergency generators at both the J Avenue and NW Water Treatment Plants.

A pre-bid meeting was held on February 23, 2015 at the Water Administration Building.

Two bids were received on March 11, 2015 for the J Avenue Water Plant Generator Addition project.

<b><u>Bidders</u></b>	<b><u>Office Location</u></b>	<b><u>Lump Sum Bid</u></b>
Price Industrial Electric, Inc.	Robins, IA	\$ 2,073,772
ESCO Electric Company	Marion, IA	\$ 2,095,500

The engineer's opinion of probable cost for the construction of this project was \$2,060,000. A motion to publish a Notice of Hearing and Letting was approved by the City Council on February 10, 2015. The public hearing was held February 24, 2015. The work is anticipated to begin in May 2015 and be completed April 2016.

**Action / Recommendation:**

The Utilities Department – Water Division staff recommends awarding the contract to Price Industrial Electric, Inc. in the amount of \$ 2,073,772.

**Alternative Recommendation:** None

**Time Sensitivity:** Action needed 3-24-15

**Resolution Date:** 3-24-15

**Estimated Presentation Time:** 2 minutes

**Budget Information (if applicable):**

1. **Included in Current Budget Year.** Yes. The project will be funded from the FY2015 and FY2016 Water Division Capital Improvement Projects budget.
2. **Analysis if the expenditure is within budgeted expectations, i.e. some type of budget to actual comparison:** There is currently \$650,000 in the FY2015 Capital Improvement Projects budget and \$1,350,000 in the projected FY2016 Capital Improvement Projects budget for the Water Division for the construction of the J Avenue Water Plant Generator Addition project. Additional funds are available by adjusting other items in the CIP budget or from reserves. The project will be coded to the following CIP fund: 553000-625-625000-x-x-6250016.
3. **Purchasing Department used or Purchasing Guidelines followed:** Yes, the project is being publicly bid as a Capital Improvement Project.

**Local Preference Policy**

Applies

Exempt

**Explanation:** Capital Improvement Projects are not subject to local preference policy.

**Recommend by Council Committee**

Yes

No

N/A

**Explanation (if necessary):**

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on February 10, 2015 the City Council adopted a motion that directed the City Clerk to give notice to bidders and publish notice of a public hearing on the plans, specifications, form of contract and cost estimate for the J Avenue Water Plant Generator Addition project (Contract No. 6250016-02) for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on February 14, 2015 pursuant to which a public hearing was held on February 24, 2015, and

WHEREAS, the following bids were received, opened and announced on March 11, 2015 by the Utilities Director, 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 March 24, 2015:

BIDDERS	OFFICE LOCATION	LUMP SUM BID
Price Industrial Electric, Inc.	Robins, IA	\$2,073,772
ESCO Electric Company	Marion, IA	\$2,095,500

AND WHEREAS, the general ledger coding for this public improvement project shall be as follows: \$2,073,772 - 553000-625-625000-x-x-6250016, 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 Utilities Director, 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. Price Industrial Electric, Inc. is the lowest responsive, responsible bidder on said work and the Utilities Director, 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 Price Industrial Electric, Inc. is hereby accepted, and the contract for this public improvement is hereby awarded to Price Industrial Electric, 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 24<sup>th</sup> day of March, 2015.



## 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 \$146,656.25 plus incentive up to \$2,500, bond and insurance of Hardscape Solutions of Iowa, Inc. for the Ambroz Recreation Center Retaining Wall Repair project (estimated cost is \$165,000) CIP/DID #311180-02

### Background:

Hardscape Solutions of Iowa, Inc., Marion, IA	\$146,656.25
Incentive up to	<u>\$ 2,500.00</u>
Total	\$149,156.25
Eastern Iowa Excavating & Concrete, LLC., Cascade, IA	\$157,966.50
LaGrange, Inc., Amana, IA	*\$161,575.00
Harding Concrete, Inc., North Liberty, IA	*\$198,191.50
Tschiggfrie Excavating Co., Dubuque, IA	\$213,522.50
	*bid irregularities

Hardscape Solutions of Iowa, Inc. submitted the lowest of the bids received on February 25, 2015 for the Ambroz Recreation Center Retaining Wall Repair project. The bid is within the approved budget. Construction work is anticipated to begin this spring and be completed within 24 working days.

The Instructions to Bidders (Section 200 14.01) and contract documents require contractor bids based on unit price. Accordingly, the bid of Harding Concrete, Inc. was corrected to be \$198,191.50, based on the unit prices submitted and the correct bid quantity totals.

Given LaGrange, Inc. Total Bid Amount shown as \$161,575, and the nature of the work contemplated in Bid Item No. 10, it is obvious that LaGrange, Inc.'s listing "\$1,500" for the unit price bid is a mistake and that its unit price bid for that item is obviously \$5.66 and any irregularity in this regard should be waived.

### Action / Recommendation:

The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$146,656.25 plus incentive up to \$2,500, bond and insurance of Hardscape Solutions of Iowa, Inc. for the Ambroz Recreation Center Retaining Wall Repair 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 March 24, 2015 may require re-bidding and affect the construction schedule for the improvements.

**Resolution Date:** March 24, 2015

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

**Budget Information (if applicable):** CIP No. 311180

**Local Preference Policy:** Applies  Exempt

**Explanation:**

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

**Explanation (if necessary):**



February 25, 2015

City Council  
City of Cedar Rapids

RE: Report on bids as read for the Ambroz Recreation Center Retaining Wall Repair Project,  
Contract Number 311180-02

Dear City Council:

Bids were received on February 25, 2015 for the Ambroz Recreation Center Retaining Wall Repair Project as follows:

Hardscape Solutions of Iowa, Inc., Marion, IA	\$146,656.25
Eastern Iowa Excavating & Concrete, LLC., Cascade, IA	\$157,966.50
LaGrange, Inc., Amana, IA	\$161,575.00
Harding Concrete, Inc., North Liberty, IA	\$198,193.00
Tschiggfrie Excavating Co., Dubuque, IA	\$213,522.50

The engineers cost opinion for this work is \$165,000. 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 "Doug Wilson", written over a horizontal line.

Doug Wilson, P.E.  
Consultant Contract Administrator

DFW/cap

cc: David J. Elgin, P.E., L.S., Public Works Director/City Engineer  
Robert A. Davis, P.E., Engineering Manager

**Public Works Department**

500 15th Avenue S.W. • Cedar Rapids, Iowa 52404-5837 • (319) 286-5802 • FAX (319) 774-5653

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on February 10, 2015 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 Ambroz Recreation Center Retaining Wall Repair project (Contract No. 311180-02) public improvement project for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on February 14, 2015 pursuant to which a public hearing was held on February 24, 2015, and

WHEREAS, the following bids were received, opened and announced on February 25, 2015 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 March 24, 2015:

Hardscape Solutions of Iowa, Inc., Marion, IA	\$146,656.25
Incentive up to	<u>\$ 2,500.00</u>
Total	\$149,156.25
Eastern Iowa Excavating & Concrete, LLC., Cascade, IA	\$157,966.50
LaGrange, Inc., Amana, IA	*\$161,575.00
Harding Concrete, Inc., North Liberty, IA	*\$198,191.50
Tschiggfrie Excavating Co., Dubuque, IA	\$213,522.50
	*bid irregularities

AND WHEREAS, the Instructions to Bidders (Section 200 14.01) and contract documents require contractor bids based on unit price. Accordingly, the bid of Harding Concrete, Inc. was corrected to be \$198,191.50, based on the unit prices submitted and the correct bid quantity totals, and

WHEREAS, given LaGrange, Inc. Total Bid Amount shown as \$161,575, and the nature of the work contemplated in Bid Item No. 10, it is obvious that LaGrange, Inc.'s listing "\$1,500" for the unit price bid is a mistake and that its unit price bid for that item is obviously \$5.66 and any irregularity in this regard should be waived, and

WHEREAS, general ledger coding for this public improvement shall be as follows: \$149,156.25 311-311000-311180; and

NOW THEREFORE BE IT RESOLVED 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.
2. 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;

3. Hardscape Solutions of Iowa, 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;
4. Subject to registration with the Department of Labor, the Bid of Hardscape Solutions of Iowa, Inc. is hereby accepted, with the inclusion of the incentive clause, and the contract for this public improvement is hereby awarded to Hardscape Solutions of Iowa, Inc.
5. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

BE IT FURTHER RESOLVED that 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 24<sup>th</sup> day of March, 2015.



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**AMBROZ RECREATION CENTER  
RETAINING WALL REPAIR PROJECT**





### Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development and Planning

**Presenter at meeting:** Kirsty Sanchez

**Phone Number/Ext:** 319 286-5248

**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  Public Hearing  Ordinance

Third Reading to consider an Ordinance granting collection of tax increment within the Apache Hose and Belting Company, Inc. Urban Renewal Area located at 4805 Bowling Street SW. CIP/DID #OB1344382

**Background:**

On December 16, 2014, Apache Hose and Belting Company, Inc. received City Council sponsorship of a Business Financial Assistance Application to the State of Iowa to assist in the expansion of their existing facility located at 4805 Bowling Street SW. Specifically, Apache Hose and Belting Company, Inc. is proposing a 50,000-70,000 square foot building expansion, including warehouse space, manufacturing equipment, and computer hardware. The total estimated project cost is \$7,310,000, including machinery and equipment. Following is an outline of the state and local resources being requested.

Public participation:

1. IEDA – Sales Tax Refund	\$ 136,800
2. 260E Job Training Funds	\$ 108,750
3. City – Property Tax Reimbursement	<u>\$ 683,702</u>
	\$ 929,252

Based on the scope of the proposed project, the City’s proposed local match can be satisfied through Tax Increment Financing under the Community Benefit Program. The Community Benefit Program allows reimbursements to exceed the typical 10 year, 50%, reimbursement schedule based on comparable benefits to the community. Apache Hose and Belting Company, Inc. qualifies for this program based on a combination of the following:

- Retaining their headquarters facility in Cedar Rapids
- Retention of twenty-seven (27) jobs
- Creation of fifteen (15) new jobs
- The company received a competitive incentive to expand their business out of state
- Provides an incentive package that is competitive with out of state offers

The estimated cost of building construction is \$4,045,000. If the new building is assessed at \$2,831,500, a total of \$1,075,970 in new property taxes would be generated over the 10-year period. Of this \$1,075,970, \$392,268 would be new property tax revenue and \$683,702 would be a tax reimbursement over the ten-year period. This will provide a ten-year reimbursement of approximately 64% on increased property taxes.

In addition to the increased property valuation, the Apache Hose and Belting Company, Inc. proposal would also provide for the creation of fifteen (15) new jobs. The annual salaries of the new positions range from approximately \$13.50 to \$33.65 per hour or \$28,080 to \$69,992 annually, plus benefits.

To utilize tax increment generated by the private investment, the City Council will need to establish an Urban Renewal Area/TIF District. The steps for establishing an Apache Hose and Belting Company, Inc. Urban Renewal Area/TIF District are as follows:

- 01/13/15 Setting the public hearing
- 01/28/15 Consultation with affected taxing agencies
- 02/05/14 City Planning Commission Review
- 02/10/15 Public hearing and introduction of First Reading
- 02/24/15 Second Reading
- 03/24/15 Third Reading

In order to collect tax increment generated within the proposed Apache Hose and Belting Company, Inc. Urban Renewal Area, an ordinance is necessary. If established, proposed terms of a Development Agreement will be presented to City Council for consideration at a future date.

**Action / Recommendation:**

City staff recommends approval of the Third Reading.

**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):** .

The local match for the proposed project would be provided through a ten-year, 64% property tax reimbursement of the increased tax revenue generated by the construction.

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

**Explanation:**

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

**Explanation (if necessary):**

ORDINANCE NO.

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES ARE LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE APACHE HOSE AND BELTING COMPANY, INC. 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, 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 URBAN RENEWAL PROJECT ACTIVITIES UNDERTAKEN IN FURTHERANCE OF THE PLAN FOR THE APACHE HOSE AND BELTING COMPANY, INC URBAN RENEWAL AREA

WHEREAS, the City Council, after public notice and hearing and as prescribed by law and pursuant to Resolution No. 0174-02-15 passed and approved on the 10<sup>th</sup> day of February, 2015, adopted the Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Apache Hose and Belting Company, Inc. Urban Renewal Area (the "Urban Renewal Project Area") that includes lots and parcels located within the area described as follows:

Lot 1, Bowling Street Industrial Park First Addition to Cedar Rapids, Iowa.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Cedar Rapids, Iowa in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Cedar Rapids, Iowa desires to provide for the division of revenue from taxation in the Urban Renewal Project Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cedar Rapids, Iowa, that:

Section 1: The taxes levied on the taxable property in the Apache Hose and Belting Company, Inc. Urban Renewal Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, City of Cedar Rapids, County of Linn, College Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2: That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Project Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Cedar Rapids certifies to the County Auditor of the amount of loans, advances,

indebtedness, or bonds payable from the division of property tax revenue described herein (which certification is directed to be made during the 2014 calendar year), shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid (base year taxes).

Section 3: That portion of the taxes each year in excess of the base period taxes for the Apache Hose and Belting Company, Inc. Urban Renewal Area, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Cedar Rapids to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Cedar Rapids, Iowa to finance or refinance, in whole or in part, urban renewal projects undertaken within the Apache Hose and Belting Company, Inc. Urban Renewal Area pursuant to the Urban Renewal Plan for said Apache Hose and Belting Company, Inc. Urban Renewal Area, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the Apache Hose and Belting Company, Inc. Urban Renewal Area without any limitation as hereinabove provided.

Section 4: Unless or until the total assessed valuation of the taxable property in the areas of the Apache Hose and Belting Company, Inc. Urban Renewal Area exceeds the total assessed value of the taxable property in said areas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Apache Hose and Belting Company, Inc. Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Cedar Rapids referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Apache Hose and Belting Company, Inc. Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: 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 the division of taxes from property within the Apache Hose and Belting Company, Inc. Urban Renewal Area under the provisions of Section 403.19 of the Code of Iowa, as amended with respect to the division of taxes from property within the Apache Hose and Belting Company, Inc. Urban Renewal Area as described above. 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 Apache Hose and Belting Company, Inc. Urban Renewal Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Introduced this 10th day of February, 2015.



## Council Agenda Item Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Development Services

**Presenter at meeting:** Vern Zakostelecky **Phone Number/Ext:** 319 286-5043  
**Email:** [v.zakostelecky@cedar-rapids.org](mailto:v.zakostelecky@cedar-rapids.org)

**Alternate Contact Person:** Joe Mailander **Phone Number/Ext:** 319 286-5822  
**Email:** [j.mailander@cedar-rapids.org](mailto:j.mailander@cedar-rapids.org)

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

Third Reading granting a change of zone for property at 1241 3rd Avenue SE from RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Affordable Housing Network, Inc. CIP/DID #RZNE-015536-2014

**Background:**

The request for rezoning of this property was reviewed by the City Planning Commission on January 22, 2015 and the Commission recommended approval unanimously on an 8 to 0 vote.

The property is currently undeveloped and in the Wellington Heights Neighborhood. The applicant wishes to develop the lot with a single-family home, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential properties and new construction on lots that are vacant. The R-TN Zoning District was created for neighborhoods like this to allow vacant lots to be redeveloped since the lot does not meet the minimum requirements for the current R-3 Zoning District. Since this is a rezoning for single-family residential there is no site plan requirement at this time. A detailed site plan will be required at the time of application for a building permit.

**Application Process/Next Steps:**

Actions	Comments
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 January 22, 2015 and recommended approval on an 8 to 0 vote. A portion of the minutes are included as Attachment A.</li> <li>• There were no objectors and this is not 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 were held on February 10, 2015 to allow for public input.</li> <li>• City Council voted unanimously to approve the request on the First Reading.</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:** 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):**

**Location Map**





**MINUTES**  
**CITY PLANNING COMMISSION REGULAR MEETING,**  
**Thursday, January 22, 2015 @ 3:00 p.m.**

**Cedar Rapids City Hall Council Chambers, 101 First Street SE**

Members Present: Scott Overland, Chair  
Jim Halverson, Vice – Chair  
Carletta Knox-Seymour  
Virginia Wilts  
Samantha Dahlby  
Richard Pankey  
Kim King  
Dominique Blank

Member Absent: Bill Hunse

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

CD Staff: Seth Gunnerson, Planner  
Jeff Hintz, Planner  
Adam Lindenlaub, Planner  
Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

**A. Call Meeting to Order**

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.

**B. Roll Call**

Roll call was answered with eight (8) Commissioners present.

**C. Approval of the Minutes**

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the December 4, 2014 Minutes stand approved.

## **D. Adoption of the Agenda**

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

## **E. Action Items**

### **1. Case Name: 1241 3<sup>rd</sup> Avenue SE (Rezoning)**

Consideration of a Rezoning from RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Affordable Housing Network (Applicant/Titleholder)

*Case No: RZNE-015536-2014; Case Manager: Vern Zakostelecky*

Mr. Zakostelecky stated the property is currently undeveloped and in the Wellington Heights Neighborhood. The applicant wishes to develop the lot with a single-family home, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential properties and new construction on lots that are vacant. The R-TN Zoning District was created for neighborhoods like this to allow vacant lots to be redeveloped since the lot does not meet the minimum requirements for the current RMF-2 Zoning District. Since this is a rezoning for single-family residential, there is no site plan requirement at this time. A detailed site plan will be required at the time of application for a building permit. Mr. Zakostelecky also presented a Location Map and Aerial Photo.

Commissioner Overland called for questions of Mr. Zakostelecky.

Commissioner Knox-Seymour asked when the building of this home would take place. Mr. Zakostelecky deferred this question to the applicant.

Commissioner Overland called for a representative of the applicant.

Renie Neuberger, Affordable Housing Network, Inc., 5400 Kirkwood Boulevard SW stated that this home would be built within the year.

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

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

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the rezoning from RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District. Commissioner Witt 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 3:30 pm

DSD            BSD  
ENG            STR  
FIR            RCR  
TITLEHOLDER WTR  
CONTACT      TED  
CLK            PKS  
RZNE-015536-2014

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 northeast 40 feet of Lot 7, Outlot 16, less the rear 10 feet

and located at 1241 3rd Avenue SE, now zoned RMF-2, Multiple Family Residence Zone District, and as shown on the "District Map," be rezoned and changed to R-TN, Traditional Neighborhood Residence Zone District, and that the property be used for such purposes as outlined in the R-TN, Traditional Neighborhood Residence Zone District, as defined in Chapter 32 of the Municipal Code of Cedar Rapids, Iowa.

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

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk adjoining this site, damaged as a result of construction activities on this site or not meeting ADA standards. Said removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.

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 February, 2015.



## 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  Map

Third reading of an Ordinance vacating public ways and grounds in and to the property described as a 1,054 square-foot strip of E Avenue NW right-of-way and a 7.4 square-foot triangle of C Avenue NW right-of-way located adjacent to 423 5th Street NW as requested by Ivan L. Clay. CIP/DID #ROWV-015442-2014

**Background:**

A Public Hearing was held on February 24, 2015 in which no objections were heard.  
 February 24, 2015 - 1<sup>st</sup> reading of the Ordinance was held and passed.  
 February 24, 2015 – Resolution was passed.  
 March 12, 2015 – 2<sup>nd</sup> reading of the Ordinance was held and passed.

**Action / Recommendation:**

March 24, 2015 – 3<sup>rd</sup> reading of the Ordinance.

**Alternative to the Recommendation:** Continue to allow the existing building to encroach into the rights-of-way at these two locations.

**Time Sensitivity:** Normal

**Resolution Date:** February 24, 2015

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

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

**Local Preference Policy** Applies  Exempt

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

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

**Explanation** (if necessary):

ENG  
ASR  
RCR  
FIN  
AUD FILE  
CLK  
TRS  
TED  
BSD  
STR  
IT  
CD  
CLAY  
ROWV-015442-2014

ORDINANCE NO. \_\_\_\_\_

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

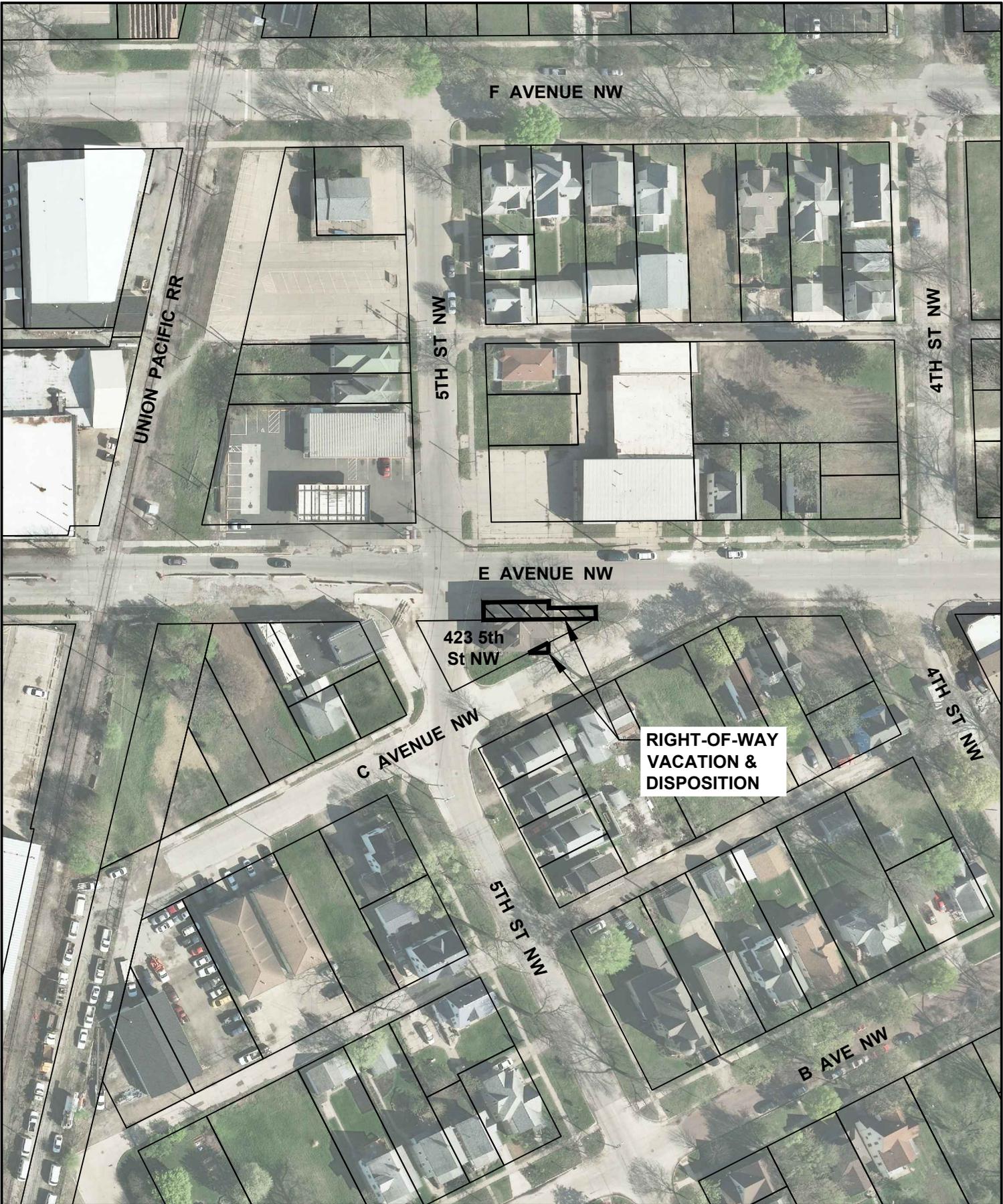
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

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

A 1,054 square-foot strip of E Avenue NW right-of-way (also known as Plat of Survey No. 1970 Parcel A as shown in Book 9149, Page 386 and recorded on January 8, 2015 at the Office of the Linn County Recorder) and a 7.4 square-foot triangle of C Avenue NW right-of-way located adjacent to 423 5th Street NW (also known as Plat of Survey No. 1971 Parcel A as shown in Book 9149, Page 385 and recorded on January 8, 2015 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.

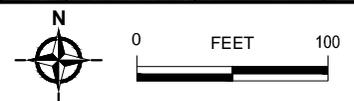
Passed this 24<sup>th</sup> day of March, 2015.



Cadd File Name: W:\PROJECTS\Non-CIP\2014\114 Right-of-Way Migration\2014 - ENERGO\ROWV-015442-2014 423 5th St NW Former Fire Station\ROWV-015442-2014 Council Map.dwg



**RIGHT-OF-WAY VACATION AND DISPOSITION**  
**423 5TH STREET NW**



ROWV-015442-2014

## Council Agenda Ordinance Cover Sheet

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Utilities Department

**Primary Contact:** Steve Hershner    **Phone:** 5281    **E-mail Address:** [s.hershner@cedar-rapids.org](mailto:s.hershner@cedar-rapids.org)

**Alternate Contact:** Kevin Kirchner    **Phone:** 5902    **E-mail Address:** [k.kirchner@cedar-rapids.org](mailto:k.kirchner@cedar-rapids.org)

**Description of Agenda Item:**

Second Reading and possible Third Reading of Ordinances amending Chapters 12, 13 and 24 of the Municipal Code by repealing certain subsections therefrom and enacting substitutions in lieu thereof establishing new rate schedules for the five municipal utility services for all billings beginning July 1, 2015. (First Reading of Ordinances was approved by City Council on March 12, 2015.)

Municipal Code	Municipal Utility Services
Chapter 12 – Water Service	Water
Chapter 13 – Wastewater Facilities	Water Pollution Control - Sanitary Sewer Service and Storm Sewer
Chapter 24 – Solid Waste	Solid Waste Collection and Recycling

**Background:**

Rate schedules for the municipal utility services are evaluated and amended as needed each year in parallel with the adoption of the City’s Budget. The utility rate schedules are stipulated in their respective Chapters of the Municipal Code.

The Ordinances approve repealing certain sections of Chapters 12, 13 and 24 of the Municipal Code and new sections are enacted, as a substitute in lieu, by repealing existing rate schedules and adopting new rate schedules for all billings beginning July 1, 2015.

The timeline for adoption of the ordinances is as follows:

March 24, 2015	Second Reading (Third Reading may be combined with Second Reading)
April 14, 2015	Third Reading if not adopted at the March 24, 2015 council meeting

**Action / Recommendation:** The Utilities Department recommends that City Council adopt the Ordinances at the March 24<sup>th</sup> Council Meeting with combined second and third readings.

**Alternative Recommendation (if applicable):** N/A

**Time Sensitivity:** N/A

**Resolution Date:** 3/24/15

**Estimated Presentation Time:** 0 Minutes

**Budget and Purchasing Process Information:** (Not applicable)

**Local Preference Policy**    Applies     Exempt

**Explanation:** N/A

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

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

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 12 OF THE MUNICIPAL CODE OF THE CITY OF CEDAR RAPIDS, IOWA, BY REPEALING CERTAIN SUBSECTIONS THEREFROM AND ENACTING SUBSTITUTIONS IN LIEU THEREOF ESTABLISHING WATER SERVICE RATES AND CONNECTION CHARGES

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

**Section 1.** That Section 12.26 of Chapter 12 of the Municipal Code, City of Cedar Rapids, Iowa, be and the same is hereby repealed and the following new section enacted as a substitute in lieu thereof:

“[12.26 WATER RATES.]

- (a) The rates assessed for the provision of water service shall be comprised of a daily service charge in accordance with the size of the water service meter and a volumetric charge for the water furnished. The volumetric charge for consumption July 1, 2015 or after shall be at the following rates:

First	25,000 Cu. Ft. per Month	\$ 1.8760 Per 100 Cu. Ft.
Next	75,000 Cu. Ft. per Month	\$ 1.7767 Per 100 Cu. Ft.
Next	900,000 Cu. Ft. per Month	\$ 1.6001 Per 100 Cu. Ft.
All Over	1,000,000 Cu. Ft. per Month	\$ 0.9793 Per 100 Cu. Ft.

Accounts will be assessed a daily service charge for each water service meter based on the size of the water service meter in accordance with the following schedule. Minimum volumetric and total minimum charges shall also apply when volumetric charges at the above rates do not equal or exceed amounts as follows:

SIZE OF METER	DAILY SERVICE CHARGE	MINIMUM DAILY VOLUMETRIC CHARGE	TOTAL MINIMUM DAILY CHARGE	TOTAL MINIMUM CHARGE ON A MONTHLY BASIS
5/8 Inch	\$0.3596	\$ 0.0000	\$ 0.3596	\$ 10.94
3/4 Inch	\$0.5678	\$ 0.0000	\$ 0.5678	\$ 17.27
1 Inch	\$0.6721	\$ 0.0000	\$ 0.6721	\$ 20.44
1½ Inch	\$0.7417	\$ 0.9868	\$ 1.7285	\$ 52.58
2 Inches	\$0.8110	\$ 1.4802	\$ 2.2912	\$ 69.69
3 Inches	\$1.2051	\$ 3.5156	\$ 4.7207	\$ 143.59
4 Inches	\$4.0903	\$ 6.8461	\$ 10.9364	\$ 332.65
6 Inches	\$5.1564	\$ 15.2341	\$ 20.3905	\$ 620.21
8 Inches	\$7.6476	\$ 30.1974	\$ 37.8450	\$ 1,151.11
10 Inches	\$10.4980	\$ 49.6486	\$ 60.1466	\$ 1,829.45
12 Inches	\$14.4145	\$ 73.5371	\$ 87.9516	\$ 2,675.19

The daily service charge does not apply to the separate lawn or irrigation meter. No sanitary sewer charges shall be charged to the lawn or irrigation meter registering water usage that does not enter the sanitary sewer system.

Fire lines will be assessed a daily service charge for each water service line based on the service line size in accordance with the following schedule. Minimum volumetric and total minimum charges shall also apply when volumetric charges at the above rates do not equal or exceed amounts as follows:

<b>SIZE OF SERVICE LINE</b>	<b>DAILY SERVICE CHARGE</b>	<b>MINIMUM DAILY VOLUMETRIC CHARGE</b>	<b>TOTAL MINIMUM DAILY CHARGE</b>	<b>TOTAL MINIMUM CHARGE ON A MONTHLY BASIS</b>
5/8 Inch	\$0.0443	\$ 0.00	\$ 0.0443	\$ 1.35
3/4 Inch	\$0.0443	\$ 0.00	\$ 0.0443	\$ 1.35
1 Inch	\$0.0663	\$ 0.00	\$ 0.0663	\$ 2.02
1½ Inch	\$0.1436	\$ 0.00	\$ 0.1436	\$ 4.37
2 Inches	\$0.2318	\$ 0.00	\$ 0.2318	\$ 7.05
3 Inches	\$0.4635	\$ 0.00	\$ 0.4635	\$ 14.10
4 Inches	\$0.9270	\$ 0.00	\$ 0.9270	\$ 28.20
6 Inches	\$1.8650	\$ 0.00	\$ 1.8650	\$ 56.73
8 Inches	\$2.7919	\$ 0.00	\$ 2.7919	\$ 84.92
10 Inches	\$4.6570	\$ 0.00	\$ 4.6570	\$ 141.65
12 Inches	\$7.7689	\$ 0.00	\$ 7.7689	\$ 236.30

- (b) The above rates shall be applied separately on the consumption through each meter, or on the total set of meters if placed on one service pipe in parallel so as to discharge into a common supply pipe.
- (c) The above rates shall apply only to properties located within the city or as set out in contractual agreements with other cities and entities. All properties located outside of the corporate limits and served by city water shall pay a volumetric rate schedule 50 percent higher than the rates indicated.

All customers not located within the City of Cedar Rapids or one of the cities with a contractual agreement for water service shall, at the option of the City, be required to annex into the City if the property is contiguous or to voluntarily do so at such time that it becomes contiguous.

- (d) The City Council by resolution may establish fees for other materials and services furnished by the Water Division.
- (e) Failure to pay water service and other municipal utility service charges, resulting in delinquent bills, shall be subject to a four percent (4.5%) penalty calculated on the basis of the unpaid balance.

In addition to other penalties and the shutoff of service for delinquencies, the City may impose a lien upon the property served for any and all delinquent water service and other municipal utility service charges in accordance with Section 384.84 of the Code of Iowa.”

“[12.05 WATER SERVICE CONNECTIONS.]

- (b) 1) For those properties where adjacent water mains have previously been constructed at no expense to the owners of these properties, and where neither a property assessment for water service nor a connection fee has previously been paid as set forth in paragraph 12.05(b)2 below, the following Connection Fee shall apply: The water connection fee for a single-family or two-family residence, regardless of area of

the lot or tract upon which the dwelling is located shall be eight-hundred dollars (\$800).

- 2) The charge for all other uses shall be the product of eight-hundred dollars (\$800) per acre of land to be served by the water system connection, provided the minimum charge shall be eight-hundred dollars (\$800)."

**Section 2.** That if any provision, paragraph, word, section or article of this Ordinance is held unconstitutional or invalidated by any court of competent jurisdiction, the remaining provisions, paragraphs, words, sections, and chapters shall not be affected and shall continue in full force and effect.

**Section 3.** That the changes as provided in this Ordinance shall be made a part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

**Section 4.** That the changes set forth in Section 1. of this Ordinance shall be in full force and effect on July 1, 2015, after passage and publication as required by law.

Introduced this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_, Mayor  
Ron J. Corbett

Attest:

\_\_\_\_\_, City Clerk  
Amy Stevenson

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 13 OF THE MUNICIPAL CODE OF THE CITY OF CEDAR RAPIDS, IOWA, BY REPEALING CERTAIN SUBSECTIONS THEREFROM AND ENACTING SUBSTITUTIONS IN LIEU THEREOF ESTABLISHING CERTAIN SERVICE CHARGES.

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

**Section 1.** That Subsection (a), (b), (c), and (d), of Section 13.17 of Chapter 13 of the Municipal Code, City of Cedar Rapids, be and the same is hereby repealed, and the following new subsection enacted as a substitute in lieu thereof.

"[13.17 SERVICE CHARGES]

(a) **Group I.** The total periodic billing for sewer charges on or after July 1, 2015 shall be the sum of all usage:

1. O & M - A flat charge of \$0.4133 per day during the billing period, which will also provide for two (2) ccf of metered usage per month. A fee of \$1.6691 per ccf will be charged for all water used in excess of two (2) ccf per month.
2. Residences that have two meters, one measuring inside usage and the other outside usage, will be charged year round for the sewer charges for all water used through the inside meter but will not be charged sewer charges for any usage through the outside meter.

(b) **Group II.** The total periodic billing for Group II sewer charges shall be the following, the rate effective on or after July 1, 2015, multiplied if necessary, by a Permit Surcharge Factor (PSF). The PSF shall be determined by the Director and noted on the Discharge Permit. The PSF shall be calculated by dividing the total O & M charges as set forth in Group III O & M by the O & M charges established in Group I. The PSF shall never be less than 1.0. Minimum monthly invoice charge for any Group II permit user subject to EPA regulation under 40 CFR Part 403 shall be \$25 per month per service agreement. Group II or III Industrial Facility Flat Rate for sanitary sewer service shall be calculated using the following formula: # of employees \* 25 gallons per day \* 30.4 days per month / 748 \* \$1.9815/ccf.

1. O & M Group I O&M flat charge + all water usage > 2 units or 4 units (depending on billing cycle) \*PSF\* \$1.9815/ccf

(c) **Group III.** The total periodic billing for sewer service charges after July 1, 2015, shall be the sum of the items listed in following subsections - 1, 2, 3 (when applicable. Debt service is only applicable to those industries still paying for reserved capacity as approved by resolution of the City Council.

1. O & M - Each month, an O & M charge will be calculated on the daily average values for the month, obtained from in-situ measurements and samples, multiplied by the monthly rate and multiplied by 60%.

<u>AVERAGE DAILY VALUE</u>	<u>MONTHLY RATE</u>
Flow in 1000s gpd multiplied by	\$19.68
BOD in lbs. multiplied by	\$4.55
SS in lbs. multiplied by	\$3.84
TKN in lbs. multiplied by	\$18.24

2. Demand Charge - Each month a three-day average for the daily Flow, BOD, Suspended Solids and TKN quantities shall be calculated for each complete three-day period starting with the first day of the month. For all months that have a day or days that exceed either of nine or ten possible three-day periods, all remaining days will be incorporated into the final three-day averaging period of the month. A demand charge will be calculated on the highest three-day average for the month for each parameter, multiplied by the monthly rate and multiplied by 40%.

<u>HIGHEST THREE-DAY AVERAGE</u>	<u>MONTHLY RATE</u>
Flow in 1000s gpd multiplied by	\$19.68
BOD in lbs. multiplied by	\$4.55
SS in lbs. multiplied by	\$3.84
TKN in lbs. multiplied by	\$18.24

3. Basic Service Charges - Cities with contractual treatment agreements shall be calculated based upon the following rates as set out in (d) 4.:

<u>AVERAGE DAILY VALUE</u>	<u>MONTHLY RATE</u>
Flow in 1000s gpd	\$10.60
BOD in lbs.	\$4.55
SS in lbs.	\$3.84
TKN in lbs.	\$18.24

- (d) **Group IV - Special Rates.** When the Director determines, based on applicable standards, that special conditions surround the use of city water to the extent that the application of the basic charges provided herein would be inequitable or unfair to either the city or contributor, a special rate may be established by resolution of the Council. Such rates may include, among others, the following cases:

1. Where the nature of the use of city water is such that the resulting sewage or industrial waste has characteristics making it more difficult to process than ordinary domestic waste.
2. Where a major proportion of the city water is not discharged into or does not reach the sanitary sewer. Filling of residential swimming pools will not qualify because of the cost to verify the quantity used and to make the billing adjustment.

3. Where privately produced water supplies are discharged directly or indirectly into the sanitary sewer. Such rates shall be on an equal basis as nearly as may be with the rates, which would apply to an equal quantity and character of waste originating through the use of city water. It shall be the duty of every person responsible for the production of such private water supply to report forthwith to the Director and further, to cooperate with the Director in the determination of the quantity and character of the waste originating from each such respective private water supply. The Director shall designate in writing any necessary means of measurement of such private water supply or resulting sewage flow. The meter or other means of measurement shall be installed by and maintained at the expense of the contributor.
4. For cities with contractual treatment agreements with Cedar Rapids, the basic rates for O & M shall be as determined by Section 13.15(a)(1-4).
5. All users of the sanitary sewer system and wastewater treatment facilities, who are not located in the City of Cedar Rapids or one of the cities with a contractual agreement, shall at the option of the city, be required to annex into the city if the property is contiguous or agree to voluntarily do so at such time that it becomes contiguous. While the property remains outside of the City of Cedar Rapids or a contracting city, the user shall pay 50% more than the charges established by Ordinance. Any wastewater discharged to the sanitary sewer system that originates from a permitted stormwater or groundwater source is subject to a 50% surcharge."

**Section 4.** That the changes as provided in this Ordinance shall be made a part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

**Section 5.** That if any provision, paragraph, word, section or article of this Ordinance is held unconstitutional or invalidated by any court of competent jurisdiction, the remaining provisions, paragraphs, words, sections and chapters shall not be affected and shall continue to be in full force and effect.

**Section 6.** That the changes set forth in Section 1. of this Ordinance shall be in full force and effect after passage and publication as required by law.

Introduced this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_, Mayor  
 Ron J. Corbett

Attest:

\_\_\_\_\_, City Clerk  
 Amy Stevenson

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 24 OF THE CEDAR RAPIDS MUNICIPAL CODE, SOLID WASTE, BY REPEALING EXISTING RATES AND ESTABLISHING NEW SOLID WASTE AND RECYCLING COLLECTION RATES BEGINNING JULY 1, 2015

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

**Section 1.** Section 24.13 Cedar Rapids Municipal Code, Solid Waste, is hereby amended by deletion thereof, and in its place enacted in lieu thereof the following:

24.13 MANDATORY HOUSEHOLD COLLECTION.

- b) The rate for solid waste and yard waste collection and disposal for each dwelling unit (household) is established per dwelling unit (household). Such rate shall be \$0.5267 per day or \$16.02 per month for all billings beginning July 1, 2015, to include all collections for that billing period. The rate for each unit shall be reduced by one-half for the elderly or disabled as defined in Section 12.37 of the Municipal Code and such persons shall comply with the same procedure therein to obtain the reduced rate.
- e) The rate for recycling collection and processing for each dwelling unit (household) is established per dwelling unit (household). Such rate shall be \$0.1413 per day or \$4.30 per month for all billings beginning July 1, 2015, to include all collections for that billing period. The rate for each unit shall be reduced by one-half for the elderly or disabled as defined in Section 12.37 of the Municipal Code and such persons shall comply with the same procedure provided therein to obtain the reduced rate.

**Section 2.** SEPARABILITY OF PROVISIONS.

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.

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

**Section 4.** That the changes as provided in this Ordinance shall be made a part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

**Section 5.** All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

**Section 6. PENALTY.**

That any person, firm or corporation violating any provision, section or paragraph of this ordinance shall be guilty of not more than \$100.00 or be imprisoned for not more than 30 days. That each day a violation occurs shall constitute a separate offense.

That likewise as part of the penalty, provision of this Ordinance, Section 1.06 of the Municipal Code, City of Cedar Rapids, Iowa, is adopted, and shall apply to this Ordinance, and supersede the penalty clause as above provided when this Ordinance is incorporated into and made a part of the Municipal Code, City of Cedar Rapids, Iowa, and such penalty clause is herewith adopted and made applicable to all violations of this Ordinance.

Introduced this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_, Mayor  
Ron J. Corbett

Attest:

\_\_\_\_\_, City Clerk  
Amy Stevenson



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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 Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Iowa Brewing Company Urban Revitalization Area designation at 708 3<sup>rd</sup> Street SE and 315 7<sup>th</sup> Avenue SE. CIP/DID #OB1344384

### **Background:**

City Council approved a resolution authorizing sponsorship of a Business Financial Assistance Application to the State of Iowa for Iowa Brewing Company, LLC on December 16, 2014 to assist the start-up company to build and operate a production craft brewery located at 708 3<sup>rd</sup> Street SE and 315 7<sup>th</sup> Avenue SE. The Business Financial Assistance Application requires a local match which can be satisfied by an Urban Revitalization Tax Exemption designation.

### **Project Details:**

- 12,400 square feet
- Total cost –\$2,611,000
  - \$450,000 on tenant improvements

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

- Centrally located infill redevelopment project
- Start-up company
- Amenity adds to vibrancy of downtown
- Renovation and reuse of existing building

The partial tax exemption would be a ten-year, declining scale exemption, averaging 44% per year, applied only to the increased property valuation. The current assessed value for these parcels is approximately \$229,000. Based on the scope of the proposed project, the assessed value is projected to increase by \$315,000. This would generate an additional \$11,970 in property tax revenue annually. Over a ten-year period, this would be an additional \$67,032 collected in tax revenues and \$52,668 deferred as tax exempt.

### **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:** February 24, 2015

**Estimated Presentation Time:** N/A

**Budget Information (if applicable):**

Based on a projected increased taxable value of \$315,000 generated by the tenant improvements, the estimated total over the ten-year period is an additional \$67,032 collected in tax revenues and \$52,668 deferred as tax exempt.

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

**Explanation:**

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

**Explanation (if necessary):**

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17A OF THE MUNICIPAL CODE OF  
THE CITY OF CEDAR RAPIDS, IOWA, BY ADDING CERTAIN SUBSECTIONS  
THEREOF TO APPROVE THE IOWA BREWING COMPANY  
URBAN REVITALIZATION AREA

Section 1. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the deletion of Division 91 and the addition of a new Division 91 as follows:

“Division 91. Iowa Brewing Company” February 24, 2015 Resolution No.

Section 2. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the addition of a new Division 92 as follows:

“Division 92. (Reserved)”

Section 3. Separability of Provisions. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of the Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

Section 4. That all ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. That the afore described Amended Subsection of Chapter 17A shall be included as part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 24<sup>th</sup> day of February, 2015.



## **Council Agenda Item Cover Sheet**

**Council Meeting Date:** March 24, 2015

**Submitting Department:** Community Development

**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 Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Hobart Historic Restoration Urban Revitalization Area designation at 42 7<sup>th</sup> Avenue SW. CIP/DID #OB1357511

### **Background:**

City Council approved a Resolution of Support on January 13, 2015, for an Urban Revitalization Property Tax Exemption designation for the proposed restoration of the historic Mott Building located at 42 7<sup>th</sup> Avenue SW. Specifically the proposed project would include 16 market-rate rental units and commercial space. The project qualifies for the Downtown Housing Economic Development Program.

### **Project Details:**

- 24,720 square feet
- Project cost –\$4,661,257

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

- Infill redevelopment project
- Restoration of a historic structure

The tax exemption would be a ten-year, 100% exemption. Based on the scope of the proposed project, the increased assessed value for the facility is estimated at \$3,262,879. This would generate an additional \$123,989 in property tax revenue annually. Over a ten-year period, this would be \$1,239,894 deferred as tax exempt.

### **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:** N/A

**Budget Information (if applicable):**

Based on a projected increased taxable value of \$3,262,879 generated by the tenant improvements, the estimated total over the ten-year period is \$1,239,894 deferred as tax exempt.

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

**Explanation:**

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

**Explanation (if necessary):**

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17A OF THE MUNICIPAL CODE OF  
THE CITY OF CEDAR RAPIDS, IOWA, BY ADDING CERTAIN SUBSECTIONS  
THEREOF TO APPROVE THE MOTT BUILDING COMPANY  
URBAN REVITALIZATION AREA

Section 1. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the deletion of Division 92 and the addition of a new Division 92 as follows:

“Division 92. Mott Building” February 24, 2015 Resolution No.

Section 2. That Subsection 17A.06 of the Municipal Code, City of Cedar Rapids, Iowa, is hereby amended by the addition of a new Division 93 as follows:

“Division 93. (Reserved)”

Section 3. Separability of Provisions. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of the Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

Section 4. That all ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. That the afore described Amended Subsection of Chapter 17A shall be included as part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 24<sup>th</sup> day of February, 2015.