

*“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, October 20, 2015 at 4:00 PM in the Council Chambers, 3rd Floor, City Hall, 101 First Street SE, Cedar Rapids, Iowa, to discuss and possibly act upon the matters as set forth below in this tentative agenda. (*Please silence mobile devices.*)

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

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations
  - ❖ Proclamation – Gentleman Day (Sonya Masse)

## **PUBLIC HEARINGS**

1. A public hearing will be held to consider a request by T.U.S.K., LLC for an Urban Revitalization Area designation for the rehabilitation of property at 1010 3rd Street SE (former White Elephant building) (Kirsty Sanchez). CIP/DID #URTE-0006-2015
  - a. Resolution authorizing an Urban Revitalization Area designation for the rehabilitation of property at 1010 3rd Street SE.
  - b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the T.U.S.K., LLC Urban Revitalization Area designation at 1010 3rd Street SE.
2. A public hearing will be held to consider establishing the Czech Village-New Bohemia Self-Supported Municipal Improvement District (Kirsty Sanchez). CIP/DID #CD-0005-2015
3. A public hearing will be held to consider the disposition of five City-owned parcels located at 217 7th Avenue SW and 617, 623, 625 and 709 3rd Street SW acquired through the Voluntary Acquisition Program and inviting competitive proposals from any persons interested in redevelopment (Paula Mitchell). **(Flood)** CIP/DID #DISP-0003-2015

4. A public hearing will be held to consider granting a change of zone from C-3, Regional Commercial Zone District to C-4, Central Business Zone District with a Preliminary Site Development Plan for property at 107 and 109 4th Avenue SW, 404, 406, 416, 418, 422, 424 and 426 1st Street SW and 108 5th Avenue SW as requested by Hobart Historic Restoration and the City of Cedar Rapids (Vern Zakostelecky). CIP/DID #RZNE-021491-2015
  - a. First Reading: Ordinance granting a change of zone for property at 107 and 109 4th Avenue SW, 404, 406, 416, 418, 422, 424 and 426 1st Street SW and 108 5th Avenue SW from C-3, Regional Commercial Zone District to C-4, Central Business Zone District with a Preliminary Site Development Plan as requested by Hobart Historic Restoration and the City of Cedar Rapids.
  
5. A public hearing will be held to consider granting a change of zone from I-1, Light Industrial Zone District, and RMF-1, Multiple Family Residence Zone District, to C-2, Community Commercial Zone District with a Preliminary Site Development Plan for property at 1005 3rd Avenue SW and 328 Rockford Road SW as requested by JABAM LLC (Johnny Alcivar). CIP/DID #RZNE-020591-2015
  - a. First Reading: Ordinance granting a change of zone for property at 1005 3rd Avenue SW and 328 Rockford Road SW from I-1, Light Industrial Zone District, and RMF-1, Multiple Family Residence Zone District, to C-2, Community Commercial Zone District with a Preliminary Site Development Plan as requested by JABAM LLC.
  
6. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 18th Street NW South of B Avenue Sanitary Sewer Point Repair project (estimated cost is \$85,000) (Dave Wallace). CIP/DID #6550019-01
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 18th Street NW South of B Avenue Sanitary Sewer Point Repair project.
  
7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Jupiter Avenue NW West of Wiley Boulevard Drainage Improvements project (estimated cost is \$92,000) (Dave Wallace). CIP/DID #304440-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Jupiter Avenue NW West of Wiley Boulevard Drainage Improvements project.
  
8. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the NW Quadrant, 2008 Flood, Sanitary Sewer Repairs, Phase 2, Bid Package 3 project (estimated cost is \$2,690,000) (Dave Wallace). **(Flood)** CIP/DID #SSD101-09
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the NW Quadrant, 2008 Flood, Sanitary Sewer Repairs, Phase 2, Bid Package 3 project.

9. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the East Side Sanitary Sewer Interceptor Repairs project (estimated cost is \$6,500,000) (Sandy Pumphrey). **(Flood)** CIP/DID #SSD013-04
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the East Side Sanitary Sewer Interceptor Repairs project.
  
10. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Sanitary Sewers Quadrant Flood Repairs, 27 to 36 Inch, Lining Package #6 project (estimated cost is \$1,400,000) (Sandy Pumphrey). **(Flood)** CIP/DID #SSD011-08
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Sanitary Sewers Quadrant Flood Repairs, 27 to 36 Inch, Lining Package #6 project.

### **PUBLIC COMMENT**

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

### **MOTION TO APPROVE AGENDA**

### **CONSENT AGENDA**

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

11. Motion to approve minutes.
  
12. Motions setting public hearing dates for:
  - a. November 3, 2015 – to consider the continuation of the disposition of excess City-owned property described as 10 various non-conforming vacant lots. CIP/DID #3302500004-00
  - b. November 3, 2015 – to consider granting a change of zone from R-TN, Traditional Neighborhood Residence Zone District to RMF-2, Multiple Family Residence Zone District for City-owned properties at 217 7th Avenue SW and 709 3rd Street SW as requested by Cedar Ventures, LLC and the City of Cedar Rapids. CIP/DID #RZNE-022039-2015

- c. November 3, 2015 – to consider granting a change of zone from R-3, Single Family Residence Zone District and RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District for property at 1033 10th Street NW, vacant land between 806 and 818 10th Street SW (GPN No. 142943201100000), 421 5th Avenue SW and 427 5th Avenue SW as requested by the City of Cedar Rapids. CIP/DID #RZNE-022127-2015
13. Motions setting public hearing dates, filing plans and/or specifications, form of contract and estimated cost, advertising for bids by publishing notice to bidders, and authorizing City officials or designees to receive and open bids and publicly announce the results for:
- a. November 3, 2015 – Tree and Vegetation Removal project, with bid opening November 4, 2015 (estimated cost is \$98,000). CIP/DID #PUR1015-064
  - b. November 3, 2015 – SE Quadrant Sanitary Sewer Improvements – Phase 2, Package 5 project, with bid opening November 18, 2015 (estimated cost is \$959,000). **(Flood)** CIP/DID #SSD104-09
14. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Basket Bowtique, 116 3rd Avenue SE.
  - b. Casey’s General Store #3382, 560 33rd Avenue SW.
  - c. Chrome Horse, 1140 Blairs Ferry Road NE (new – formerly Field House Cedar Rapids).
  - d. Eastern Iowa Arts Academy, 1841 E Avenue NE (5-day permit for an event at Veterans Memorial Armory, 50 2nd Avenue Bridge, on November 13, 2015).
  - e. Hurricane Grill and Wings, 4444 1st Avenue NE.
  - f. Hy-Vee #5 Club Room, 3235 Oakland Road NE (5-day class C license for an event on ~~October 24~~ **November 11**, 2015).
  - g. Hy-Vee C-Store #5, 1440 32nd Street NE.
  - h. Hy-Vee Food Store #1, 1843 Johnson Avenue NW.
  - i. Kum & Go #514, 1420 Mount Vernon Road SE.
  - j. L’Auberge, 3531 Mount Vernon Road SE (new – formerly Croissant De Jour).
  - k. Liquid Lounge Downtown, 303 2nd Avenue SE.
  - l. Metro Buffet, 448 33rd Avenue SW.
  - m. ‘Migo’s, 86 16th Avenue SW.
  - n. Primetime Sports Bar & Restaurant, 4001 Center Point Road NE.
  - o. Rumors, 400 F Avenue NW.
  - p. Thai Moon Restaurant, 4362 16th Avenue SW.
  - q. Vernon Bar & Grill, 3025 Mount Vernon Road SE.
  - r. Wing Stop, 2360 Edgewood Road SW (new – new construction).
15. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2015-01
  - b. Payroll. CIP/DID #FIN2015-02
  - c. Transfer of funds. CIP/DID #FIN2015-03
16. Resolution approving the special event application for:
- a. All Community Events Turkey Trot 5K running event (includes road closure) on November 26, 2015 CIP/DID #SPEC-042761-2015

17. Resolutions approving assessment actions:
  - a. Levy assessment – Water Division – delinquent municipal utility bills – 21 properties. CIP/DID #WTR0908-001
  - b. Intent to assess – Water Division – delinquent municipal utility bills – 35 properties. CIP/DID #WTR1020-001
  - c. Levy assessment – Solid Waste & Recycling – clean-up costs – two properties. CIP/DID #SWM-004-15
  - d. Intent to assess – Solid Waste & Recycling – clean-up costs – one property. CIP/DID #SWM-006-15
  
18. Resolutions approving final plats:
  - a. Center Point Apartments Addition for land located at 1427 Center Point Road NE. CIP/DID #FLPT-018120-2015
  - b. Krebs First Addition for land located at 2500 18th Street SW. CIP/DID #FLPT-016336-2015
  
19. Resolutions authorizing payment of 10 Annual Economic Development Grants for the reporting period of November 2013 through October 2014:
  - a. PBI-GRR. CIP/DID #OB715
  - b. Highway Equipment. CIP/DID #OB275999
  - c. The Pointe at Cedar Rapids. CIP/DID #OB328256
  - d. J Rettenmaier. CIP/DID #OB401618
  - e. Raining Rose. CIP/DID #OB451419
  - f. 500First. CIP/DID #OB559007
  - g. Acme Graphics. CIP/DID #OB615106
  - h. Commonwealth Senior Apartments. CIP/DID #OB959319
  - i. TrueNorth Company, LC. CIP/DID #OB1298825
  - j. Second Progression. CIP/DID #95-11-105
  
20. Resolutions authorizing execution of Development Agreements for properties participating in the third round of the Single Family New Construction Program: **(Flood)** CIP/DID #OB540257
  - a. S & J Homes, LLC for property at 2017 Rosewood Drive NW.
  - b. S & J Homes, LLC for property at 2031 Sugar Creek Drive NW.
  - c. S & J Homes, LLC for property at 2066 Sugar Creek Drive NW.
  - d. S & J Homes, LLC for property at 2143 Sugar Creek Drive NW.
  - e. Signature Homes, Inc. for property at 1403 Kodiak Drive NW.
  - f. Signature Homes, Inc. for property at 1408 Grizzly Drive NW.
  - g. Stonebrook Homes, LLC for property at 2137 Red Rock Drive SW.
  - h. Stonebrook Homes, LLC for property at 6225 Deer Stone Ct SW.
  - i. Todd Richardson Construction, Ltd. for property at 6309 Deer Stone Drive SW.
  - j. Todd Richardson Construction, Ltd. for property at 6303 Deer Stone Drive SW.
  - k. V & B Enterprises L.C. for property at 2143 Red Rock Drive SW.
  - l. V & B Enterprises L.C. for property at 2149 Red Rock Drive SW.
  - m. Skogman Construction Company of Iowa for property at 4704 Windy Meadow Circle NE.

21. Resolution authorizing execution of a Development Agreement for a property participating in the fourth round of the Single Family New Construction Program: **(Flood)** CIP/DID #OB540257
  - a. Jim Sattler, Inc. for property at 8607 Flatbush Court NE.
  
22. Resolutions authorizing execution of Development Agreements and Special Warranty Deeds for City-owned properties participating in the fourth round of the Single Family New Construction Program: **(Flood)** CIP/DID #OB540257
  - a. Hope Community Development Association, Inc. for property at 1326 K Street SW.
  - b. S & J Homes, LLC for property at 0 Vacant Lot SW (GPN 142837700900000).
  - c. S & J Homes, LLC for property at 274 12th Avenue SW.
  
23. Resolutions approving actions regarding purchases, contracts and agreements:
  - a. Lease Agreement in the amount of \$6,759 with Junge Leasing for one Ford Taurus for use by the Police Department. CIP/DID #FLT002
  - b. Amendment No. 2 to the contract with Greg's Lawn and Landscaping for Mowing Services for City Weed Ordinance for the Solid Waste Division to reflect an increase in the volume of services for an amount not to exceed \$35,000 (original contract amount was \$30,000; total contract amount with this amendment is \$95,000). CIP/DID #0415-209
  - c. Amendment No. 1 to the Professional Services Agreement with Strand Associates, Inc. for an amount not to exceed \$19,000 for additional work to the Water Pollution Control – 2015 Miscellaneous Capital Improvements project (original contract amount was \$149,400; total contract amount with this amendment is \$168,400). CIP/DID #615239-01
  - d. Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. for an amount not to exceed \$193,930 for design services in connection with the 3rd Avenue Improvements from 6th Street SW to 5th Street SE project. **(Paving for Progress)** CIP/DID #3012155-01
  - e. Professional Services Agreement with HR Green, Inc. for an amount not to exceed \$192,271 for design services in connection with the Memorial Drive SE from Mount Vernon Road to McCarthy Road Pavement Rehabilitation project. **(Paving for Progress)** CIP/DID #3012153-01
  - f. Professional Services Agreement with Foth Infrastructure & Environment, LLC for an amount not to exceed \$104,406 for design services in connection with the 8th Avenue SW Roadway Improvements from L Street to 7th Street project. **(Paving for Progress)** CIP/DID #3012151-01
  - g. Professional Services Agreement with Foth Infrastructure & Environment, LLC for an amount not to exceed \$295,496 for program management services in connection with the Paving for Progress (LOST) program. **(Paving for Progress)** CIP/DID #3017970-01
  - h. Agreement with Hands Up Communications for on-call qualified oral and sign language interpreter services for the Police Department. CIP/DID #CM001-15
  - i. Change Order No. 12 (Final) in the amount of \$59,761 with Woodruff Construction, LLC for the Ground Transportation Center Renovation project (original contract amount was \$9,162,000; total contract amount with this amendment is \$9,430,938). **(Flood)** CIP/DID #TRE001-20

- j. Change Order No. 3 in the amount of \$32,454.57 with Rathje Construction Company for the 42nd Street NE from I-380 Northbound Off Ramp to East of the Cedar River Trail – Traffic Signals project (original contract amount was \$824,160.67; total contract amount with this amendment is \$901,955.03). CIP/DID #301614-02
- k. Change Order No. 2 with Kleiman Construction Inc. for the Greene Square Revitalization Re-bid project to extend the completion date from November 10, 2015 to December 1, 2015. CIP/DID #307228
- l. Change Order No. 1 in the amount of \$90,562 with Garling Construction, Inc. for the Northwest Recreation Center project (original contract amount was \$3,597,000; total contract amount with this amendment is \$3,687,562). **(Flood)** CIP/DID #PRE069-13
- m. Purchase Agreement in the amount of \$4,863 and accepting an Easement for Sanitary Sewer and a Temporary Grading Easement for Construction from Johnson Gas Appliance Company from land located at 520 E Avenue NW and from vacant land located north of 612 5th Street NW and south of 501 5th Street NW in connection with the NW Quadrant, 2008 Flood, Sanitary Sewer Restoration project. **(Flood)** CIP/DID #SSD101-00
- n. Corrective Quit Claim Deed and Amended and Restated Agreement for Environmental Covenants with the Indian Creek Nature Center for property west of Bertram Road SE and north of Otis Road SE. CIP/DID #OB465154
- o. Corrective Special Warranty Deed with Jaylee, Inc. for property at 420 6th Avenue SW participating in the fourth round of the Single Family New Construction Program. **(Flood)** CIP/DID #OB540257
- p. Corrective Special Warranty Deed with Jaylee, Inc. for property at 424 6th Avenue SW participating in the fourth round of the Single Family New Construction Program. **(Flood)** CIP/DID #OB540257
- q. Amendment No. 2 to the Development Agreement with New Bohemia Station, LLC for property at 1020 and 1028 3rd Street SE. **(Flood)** CIP/DID #OB803603
- r. Amendment No. 1 to the Development Agreement with Lofts at Red Cedar, LLC for City-owned property at 107 and 109 4th Avenue SW, 404, 406, 416, 418, 422, 424 and 426 1st Street SW and 108 5th Avenue SW. **(Flood)** CIP/DID #OB1292699
- s. Amendment to the Development Agreement with Hunter Companies, LLC, for redevelopment of Northtowne Market at 1201 Blairs Ferry Road NE. CIP/DID #OB1300915
- t. Authorizing execution of related program documents during the entire grant period for the sixth round of the Multi-Family New Construction Program and authorizing payments in accordance with Disaster Recovery Housing and Storm Water Management contracts. **(Flood)** CIP/DID #08-DRH-208
- u. Sponsorship for a Business Financial Assistance Application to Iowa Economic Development Authority by TrueNorth Real Estate, LC with the local match being satisfied through the City's Local Match Economic Development Program. CIP/DID #OB1298825

## REGULAR AGENDA

24. Report on bids for the NE Quadrant, 2008 Flood, Sanitary Sewer Repairs, Phase 2, Bid Package 5 project (estimated cost is \$1,810,000) (Dave Wallace). **(Flood)** CIP/DID #SSD102-06
  - a. Resolution awarding and approving contract in the amount of \$1,738,389 plus incentive up to \$17,000, bond and insurance of Dave Schmitt Construction for the NE Quadrant, 2008 Flood, Sanitary Sewer Repairs, Phase 2, Bid Package 5 project.
25. Report on bids for the Prairie Creek from J Street SW to Cedar River Sanitary Sewer Reconstruction Phase 3 project (estimated cost is \$9,032,000) (Dave Wallace). **(Flood)** CIP/DID #SSD011-06
  - a. Resolution awarding and approving contract in the amount of \$8,650,135.78 plus incentive up to \$25,000, bond and insurance of SM Hentges & Sons, Inc. for the Prairie Creek from J Street SW to Cedar River Sanitary Sewer Reconstruction Phase 3 project.
26. Presentation and Resolution adopting the Policy Regarding Public Ownership of Lift Stations dated October 2015 (Dave Wallace). CIP/DID #6550004-00
27. Presentation and Resolution establishing the Middle Cedar Watershed Management Authority (Sandy Pumphrey). CIP/DID #43-16-026
28. Presentation and Resolution adopting the Cedar Rapids Flood Control System Aesthetic Guidelines and incorporating it into the Cedar River Flood Control System Master Plan as Chapter VII (Sandy Pumphrey). CIP/DID #330001-01
29. Presentation and Resolution authorizing execution of a Contract with Recreation Accessibility Consultants, LLC for ADA Compliance Consulting and ILA Services for the City Manager's Office for an amount not to exceed \$935,120 (Sandi Fowler). CIP/DID #PUR0415-212

## ORDINANCES

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

30. Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Mercy Care Management Urban Revitalization Area designation at 777 76th Avenue SW. CIP/DID #URTE-0004-2015
31. Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the 2025 Development Urban Revitalization Area designation rehabilitation of the building at 307 12th Avenue SE. CIP/DID #URTE-0005-2015

32. Ordinance amending Chapter 61 of the Municipal Code, Traffic Regulations, by revising limits on heavily laden vehicles to include 7th Street SE and 8th Street SE from 1st Avenue E to 8th Avenue SE. CIP/DID #60-16-041

### **First Reading**

33. Ordinance changing the name of Loggerhead Road NE to Edgewood Road NE from Tower Terrace Road NE to the North City Limit as requested by the City of Hiawatha. CIP/DID #STREET-020924-2015

## **PUBLIC INPUT**

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

## **CITY MANAGER COMMUNICATIONS AND DISCUSSIONS**

### **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).*