

"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, November 1, 2016 at 12:00 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 – Entrepreneur & Innovation Day (Jill Wilkins)

PUBLIC HEARINGS

1. ~~A public hearing will be held to consider granting a change of zone for property at 4625 Tower Terrace Road NE from C-MU, Commercial Mixed Use Zone District, to C-3, Regional Commercial Zone District, as requested by HJD Investments, L.L.C. (David Houg). CIP/DID #RZNE-023801-2016~~ **Hearing cancelled at the request of the Development Services Department and rescheduled to November 15, 2016.**
 - a. ~~First Reading: Ordinance granting a change of zone for property at 4625 Tower Terrace Road NE from C-MU, Commercial Mixed Use Zone District, to C-3, Regional Commercial Zone District, as requested by HJD Investments, L.L.C.~~
2. A public hearing will be held to consider the vacation and disposition of public ways and grounds in and to a 0.16 acre parcel of excess City-owned right-of-way located southeasterly of the Diagonal Drive and 3rd Street SW intersection as requested by Kingston Family Apartments, LP (Rita Rasmussen). CIP/DID #ROWV-023840-2016
 - a. First Reading: Ordinance vacating public ways and grounds in and to a 0.16 acre parcel of excess City-owned right-of-way located southeasterly of the Diagonal Drive and 3rd Street SW intersection.

3. A public hearing will be held to consider an Urban Revitalization Area designation for West Side Wolf Pack V LLC for the renovation and redevelopment of existing commercial property at 218 4th Avenue SW and adjacent vacant land (Caleb Mason). CIP/DID #URTE-0011-2016
 - a. Resolution authorizing an Urban Revitalization Area designation for West Side Wolf Pack V LLC for the renovation and redevelopment of existing commercial property at 218 4th Avenue SW and adjacent vacant land.
 - b. First Reading: Ordinance establishing the West Side Wolf Pack V LLC Urban Revitalization Area designation for property at 218 4th Avenue SW and adjacent vacant land.
4. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Czech Village Utility Relocation – 16th AVE SW to Landfill project (estimated cost is \$4,000,000) (Rob Davis). CIP/DID #3313530-10
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Czech Village Utility Relocation – 16th AVE SW to Landfill project (estimated cost is \$4,000,000) (Rob Davis).

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.

5. Motion to approve minutes.
6. Resolution fixing value of lots and adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of the Wiley Boulevard from 31st Avenue SW to 650 feet north of 29th Avenue SW Roadway Improvements project. CIP/DID #301627-00
7. Resolution authorizing the inclusion of new construction of commercial and/or mixed-use facilities within the T.U.S.K., LLC Urban Revitalization Area as an eligible activity as provided for in the Plan for property at 1010 3rd Street SE. CIP/DID #URTE-0006-2015

8. Resolution of support and authorizing conditional City financial assistance for a Low Income Housing Tax Credit application for a project at the southeast corner of Jacolyn Drive SW and 12th Avenue SW as proposed by MV Affordable Housing, LLC. CIP/DID #OB654103
9. Resolution of support and authorizing conditional City financial assistance for a Low Income Housing Tax Credit application for a project at 2215 Sadler Drive SW as proposed by TWG Development, LLC. CIP/DID #OB654103
10. Resolution of support and authorizing conditional City financial assistance for a Low Income Housing Tax Credit application for a project at the southwest corner of Muirfield Drive SW and Ely Road SW as proposed by Sonoma Square, LLC. CIP/DID #OB654103
11. Resolution authorizing the Utilities Director to attend the National Association of Clean Water Agencies Winter Conference in Tampa, FL, in February 2017 for an estimated amount of \$3,865. CIP/DID #WTR110116-002
12. Motions setting public hearing dates for:
 - a. November 15, 2016 – to consider granting a change of zone for property at 116 15th Street NE from R-3D, Two Family Residence Zone District, to C-1, Mixed Neighborhood Convenience Zone District, as requested by Cameron S. West. CIP/DID #RZNE-023857-2016
 - b. November 15, 2016 – to consider granting a change of zone for property at 4625 **and 4497** Tower Terrace Road NE from C-MU, Commercial Mixed Use Zone District, and A, Agriculture Zone District, to C-3, Regional Commercial Zone District, as requested by HJD Investments, L.L.C. CIP/DID #RZNE-023801-2016
 - c. November 15, 2016 – to consider the vacation of a 0.9 acre utility easement and a 5-foot recreational easement located at 1201 Blairs Ferry Road NE as requested by Hunter Companies, LLC. CIP/DID #EASE-022828-2016
13. Motions setting public hearing dates and directing publication thereof, filing plans and/or specifications, form of contract and estimated cost, advertising for bids by posting notice to bidders as required by law, and authorizing City officials or designees to receive and open bids and publicly announce the results for:
 - a. November 15, 2016 – Edgewood Road NW Intersection Improvements from E Avenue NW to F Avenue NW project, with bid opening November 30, 2016 (estimated cost is \$530,000). **(Paving for Progress)** CIP/DID #301689-03
 - b. November 15, 2016 – Sinclair Detention Pond – Building Debris Removal and Asbestos Remediation project, with bid opening November 30, 2016 (estimated cost is \$1,800,000). CIP/DID #3316509-70
 - c. November 15, 2016 – WPCF Primary Sludge Screen Process Improvements project, with bid opening December 7, 2016 (estimated cost is \$1,090,640). CIP/DID #615212-03
14. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
 - a. Casey's General Store #2212, 130 41st Avenue Drive SW.
 - b. Casey's General Store #3382, 560 33rd Avenue SW.
 - c. The Cooler, 4920 Johnson Avenue NW.
 - d. Fareway Store #963, 4220 16th Avenue SW.
 - e. Grin N Goose, 227 2nd Avenue SE (formerly Zins).
 - f. Hy-Vee Drugstore #4, 4825 Johnson Avenue NW.

- g. Hy-Vee Food Store #1, 1843 Johnson Avenue NW.
 - h. Sushi House, 2665 Edgewood Parkway SW (new ownership).
 - i. Thai Moon Restaurant, 4362 16th Avenue SW.
 - j. Tornado's Grub & Pub, 315 14th Avenue SE.
15. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2016-01
 - b. Payroll. CIP/DID #FIN2016-02
16. Resolutions approving assessment actions:
- a. Intent to assess – Water Division – delinquent municipal utility bills – 29 properties. CIP/DID #WTR110116-001
 - b. Levy assessment – Water Division – delinquent municipal utility bills – 30 properties. CIP/DID #WTR092716-001
17. Resolutions accepting projects, approving Performance Bonds and/or authorizing final payments:
- a. Seminole River Bank Armoring project, final payment in the amount of \$9,602.62 and 2-year Performance Bond submitted by C.J. Moyna & Sons, Inc. (original contract amount was \$185,775.50; final contract amount is \$192,052.44). CIP/DID #6250045-02
 - b. Southbound Right-Turn Lane Iowa Highway 13 & Bertram Road project, final retainage payment in the amount of \$8,655.44 and 2-year Performance Bond submitted by Central States Concrete (original contract amount was \$169,680; final contract amount is \$173,108.75). CIP/DID #6150015-02
18. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Rental agreement with Koch Brothers for the rental of eleven Lanier digital copiers for the following city departments: Animal Control, Building Services, City Manager's Office, Airport, Engineering, Police and Water. CIP/DID #PUR0916-052
 - b. Rescinding Resolution No. 0791-06-16, which authorized the contract for fuel products and services with Consumers Cooperative Society for the Fleet Services Division, due to Consumers Cooperative Society being unable to fulfill the contract. CIP/DID #PUR0416-176
 - c. Contract with Fauser Oil Co., Inc. for fuel products and services for the Fleet Services Division for an amount not to exceed \$3,800,000. CIP/DID #PUR0416-176
 - d. Fleet Services Division purchase of one used 2014 John Deere 6115m tractor from Cross Implement in the amount of \$75,500. CIP/DID #PUR0916-058
 - e. Amendment No. 3 to the contract with Tanner Industries, Inc. for anhydrous ammonia for the Water Division to reflect the additional cost of anhydrous ammonia delivered for an amount not to exceed \$25,000 (original contract amount was \$90,000; total contract amount with this amendment is \$115,000). CIP/DID #1014-082
 - f. Purchase of stop loss insurance coverage from Wellmark for the City of Cedar Rapids medical plan in the amount of \$312,579. CIP/DID #FIN2016-23
 - g. Payment of \$42,638.78 to the Iowa Individual Health Reinsurance Association for annual assessment. CIP/DID #FIN2016-24
 - h. Payment to Borst Brothers Construction, Inc. in an amount not to exceed \$75,000 for emergency services, including removal and replacement of sanitary sewer in the alley behind 417 1st Avenue SE. CIP/DID #655990-00

- i. Amendment No. 3 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. specifying an increased amount not to exceed \$12,471 for design services in connection with the 4th Avenue SE and 5th Avenue SE from 3rd Street to 5th Street – Street Design Services project (original contract amount was \$60,322; total contract amount with this amendment is \$116,693). CIP/DID #3012068-01
- j. Professional Services Agreement with HDR Engineering, Inc. for an amount not to exceed \$126,329 for consulting services in connection with the Stormwater Master Plan FY17 Update project. CIP/DID #304355-04
- k. Professional Services Agreement with HDR Engineering, Inc. for an amount not to exceed \$225,216 for consulting services in connection with the Sanitary Sewer Master Plan FY17 Update project. CIP/DID #6550016-02
- l. Ratifying Amendment No. 1 to the Professional Services Agreement with HR Green, Inc. specifying an increased amount not to exceed \$27,190 for design services in connection with the Memorial Drive SE from Mount Vernon Road to McCarthy Road Pavement Rehabilitation project (original contract amount was \$192,271; total contract amount with this amendment is \$219,190). **(Paving for Progress)** CIP/DID #3012153-01
- m. Change Order No. 3 in the amount of \$28,944 with Jasper Construction Services, Inc. for the 8th Avenue and 16th Avenue Bridges over the Cedar River Expansion Joint Replacement project (original contract amount was \$294,225; total contract amount with this amendment is \$349,421). **(Paving for Progress)** CIP/DID #305130-02
- n. Cooperative Agreement with the U.S. Department of Justice, Office of Justice Programs, for the FY 2016 Body-Worn Camera Grant Award for the purchase of body-worn cameras for the Police Department. CIP/DID #PD0013
- o. Application for Federal Assistance Form SF-424 and the submission of a grant application for the FY 2016 Economic Development Assistance Program with the Department of Commerce Economic Development Administration for the Cedar Rapids Pepsico Quaker Oats Flood Control System Project. CIP/DID #3314300-00
- p. Water Quality Initiative – Urban Conservation Projects grant application to the Iowa Department of Agriculture and Land Stewardship to assist with the funding of water quality initiatives in connection with the 6th Street SW Reconstruction from 33rd Avenue to 15th Avenue project. CIP/DID #301695-00
- q. Terminating Iowa Clean Air Attainment Program Agreement No. 2014-16-247 with the Iowa Department of Transportation (IDOT) in the amount of \$1,500,000 for a Complete Streets project on Collins Road (IA 100) from East of Northland Avenue NE to Twixt Town Road NE project. CIP/DID #301446-00
- r. Rescinding Resolution No. 1366-10-16, which authorized a Development Agreement with Thomas Dostal Developers, Inc. for property at 5303 Dostal Drive SW participating in the third round of the Single Family New Construction Program. **(Flood)** CIP/DID #SFNC3-2016
- s. Development Agreement with Thomas Dostal Developers Inc. for property located at 5303 Mayfair Street SW participating in the third round of the Single Family New Construction Program. **(Flood)** CIP/DID #SFNC3-2016
- t. Warranty Deed for Ellis Road NW right-of-way dedication, a Street Right-of-way Reservation Agreement and Agreement to Dedicate Street Right-of-way by Wilmar Development Company for dedications along the south side of Ellis Road NW adjoining property located at 3500 Ellis Road NW. CIP/DID #PLSV-023715-2016

- u. Purchase Agreement in the amount of \$2,500 and accepting a Warranty Deed and a Temporary Grading Easement for Construction from Franklin Eugene Hanson from land located at 2658 Mount Vernon Road SE in connection with the Memorial Drive SE from Mount Vernon Road to Bever Avenue Roadway Improvements project. **(Paving for Progress)** CIP/DID #301379-00
- v. Purchase Agreement in the amount of \$2,600 and accepting a Permanent Utility and Drainage Easement and Temporary Grading Easement for Construction from Denise M. Coleman from land located at 638 Memorial Drive SE in connection with the Memorial Drive SE from Mount Vernon Road to Bever Avenue Roadway Improvements project. **(Paving for Progress)** CIP/DID #301379-00
- w. Settlement Agreement and Release with Rinderknecht Associates, Inc., Terracon Consultants, Inc., and Alt Architecture + Research Associates, L.L.C. relating to the renovation of the Veterans Memorial Building. CIP/DID #ATT000007

REGULAR AGENDA

- 19. Report on bids for the Sinclair Levee – Pump Station and Detention Basin project (estimated cost is \$5,700,000) (Rob Davis). CIP/DID #3316509-04
- 20. Presentation and Resolutions authorizing the adoption of the Stormwater Master Plan dated May 2016 and the Sanitary Sewer Master Plan dated June 2016 (Sandy Pumphrey). CIP/DID #304355-00
 - a. Resolution authorizing the adoption of the Stormwater Master Plan dated May 2016.
 - b. Resolution authorizing the adoption of the Sanitary Sewer Master Plan dated June 2016.

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 Overland
5. Council member Poe
6. Council member Russell
7. Council member Shey
8. Council member Shields
9. Council member Weinacht

***** The City Council will meet immediately following the City Council Regular Session to discuss the City Manager's annual performance review. This meeting may be closed pursuant to Iowa Code Section 21.5(1)(i) (2015).**

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City Council public meeting, should contact the City Clerk's Office at (319) 286-5060 or email cityclerk@cedar-rapids.org as soon as possible but no later than 48 hours before the event.

Agendas and minutes for Cedar Rapids City Council meetings can be viewed at www.cedar-rapids.org.



Council Agenda Item Cover Sheet

Submitting Department: Development Services

Presenter at Meeting: David Houg

Phone Number/Ext.: 319 286-5168

E-mail Address: daveh@cedar-rapids.org

Alternate Contact Person: Vern Zakostelecky

Phone Number/Ext.: 319 286-5043

E-mail Address: v.zakostelecky@cedar-rapids.org

Description of Agenda Item: PUBLIC HEARINGS

A public hearing will be held to consider granting a change of zone for property at 4625 Tower Terrace Road NE from C-MU, Commercial Mixed Use and A, Agriculture Zone Districts to C-3, Regional Commercial Zone District as requested by HJD Investments, L.L.C. (David Houg).
CIP/DID #RZNE-023801-2016

<p>EnvisionCR Element/Goal: GrowCR Goal 1: Encourage mixed-use and infill development.</p>

Background: The request for rezoning of this property will be reviewed by the City Planning Commission on October 27, 2016.

The property is currently developed as Twisters Gymnastics, Inc. The applicant wishes to expand the operation with 2 additional buildings and outdoor volleyball courts. Conditional Use approval for "outdoor amusement" will be required should the rezoning request be granted.

Application Process/Next Steps:

Actions	Comments
City staff review	<ul style="list-style-type: none"> City staff reviewed the application and recommends approval of the rezoning request.
City Planning Commission review	<ul style="list-style-type: none"> The City Planning Commission will review the application on October 27, 2016.
City Council consideration	<ul style="list-style-type: none"> A Public Hearing to allow for public input and the First Reading of the Ordinance to be scheduled for November 1, 2016. Two additional readings of the Ordinance by City Council are required by State law before approval of the rezoning is final.

Action/Recommendation: City staff recommends holding the public hearing and approval of the possible First Reading.

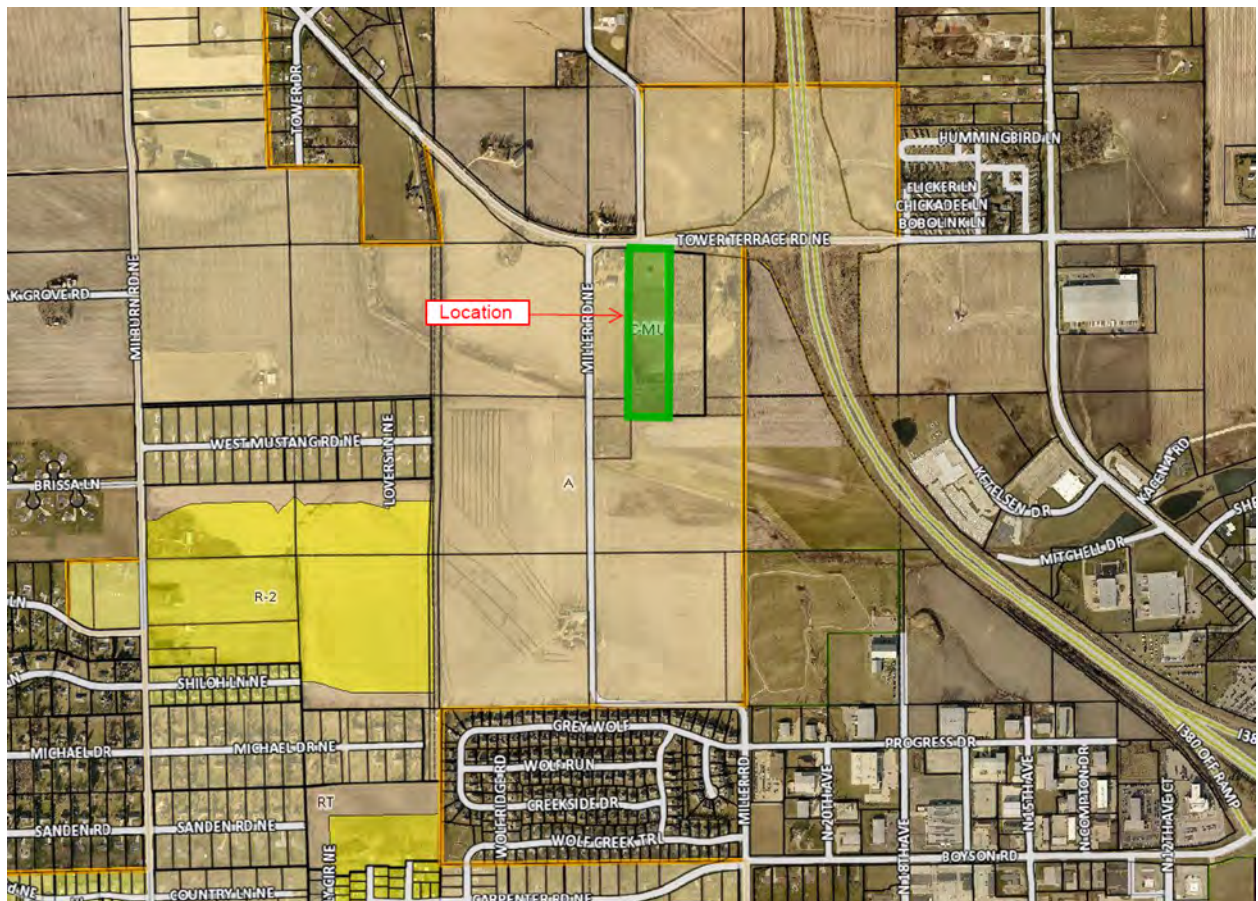
Alternative Recommendation: City Council may table and request further information.

Time Sensitivity: NA

Resolution Date: NA

Budget Information: NA
Local Preference Policy: NA
Recommended by Council Committee: NA

Location Map





Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Rita Rasmussen

Phone Number/Extension: 5807

E-mail Address: r.rasmussen@cedar-rapids.org

Alternate Contact Person: Carol Morgan

Phone Number/Extension: 5092

E-mail Address: c.morgan@cedar-rapids.org

Description of Agenda Item: PUBLIC HEARINGS

A public hearing will be held to consider the vacation and disposition of public ways and grounds in and to a .16 acre parcel of excess City-owned right-of-way located southeasterly of the Diagonal Drive and 3rd Street SW intersection as requested by Kingston Family Apartments, LP.

First Reading: Ordinance vacating public ways and grounds in and to a .16 acre parcel of excess City-owned right-of-way located southeasterly of the Diagonal Drive and 3rd Street SW intersection

CIP/DID #ROWV-023840-2016

EnvisionCR Element/Goal: GrowCR Goal 1: Encourage mixed-use and infill development.

Background: Kingston Family Apartments, LP is requesting the vacation and disposition of a .16 acre parcel of excess City-owned right-of-way located southeasterly of the Diagonal Drive and 3rd Street SW intersection in order to accommodate the site plan for the proposed Kingston Family Apartment housing project; without this additional land, the current proposed project would exceed the density threshold as per the current zoning. The 2nd and 3rd readings of the ordinance and final resolution will be held in the spring of 2017 after Kingston Family Apartments receives final approval of funding from the Iowa Finance Authority. A storm sewer easement and a utility easement will be granted to the City, and the Assessor's valuation will be reduced by 50% due to the easements; adjusted valuation to be \$11,068.

Action/Recommendation: The Public Works Department recommends holding the first reading of the ordinance.

Alternative Recommendation: Require Kingston Family Apartments to revise their site plan.

Time Sensitivity: Normal

Resolution Date: Proposed timeline as follows:

Public Hearing Date and 1st reading of Ordinance: November 1, 2016

2nd reading of Ordinance, possible 3rd reading and possible resolution passing: TBD

Budget Information: NA

Local Preference Policy: NA

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

Recommended by Council Committee: NA

Explanation: NA

ORDINANCE NO. LEG_NUM_TAG

**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 .16-acre parcel of excess City-owned right-of-way located southeasterly of the
Diagonal Drive and 3rd Street SW intersection (to be known as Plat of Survey
No. 2100 Parcel A)

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

Introduced this 1st day of November, 2016.

PASSED_DAY_TAG

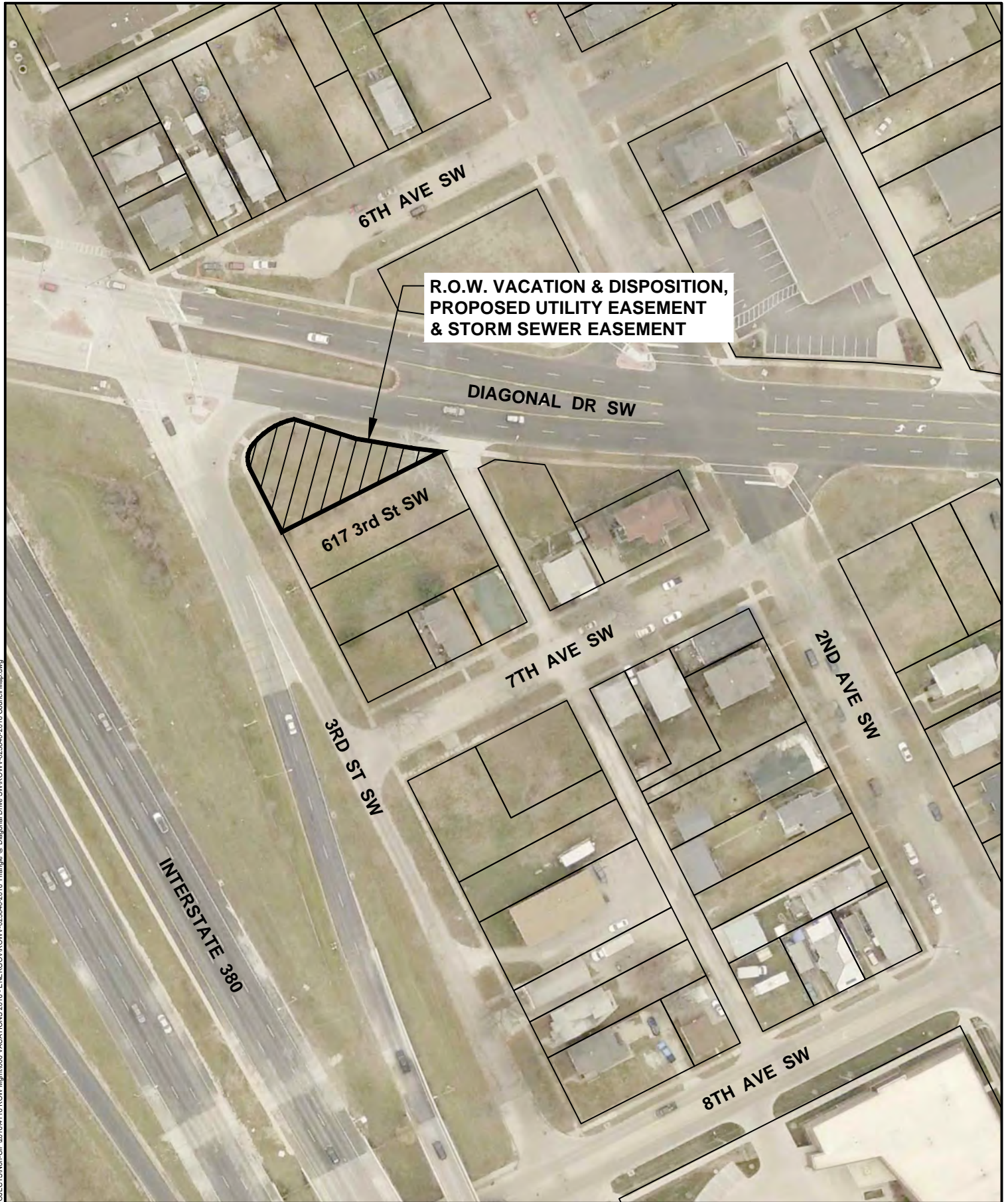
LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Cadd File Name: W:\PROJECTS\Non-CIP\2016\4116 ROW Mgmt\000 VACATIONS 2016 - ENERGY\ROWV-023840-2016 Triangle @ Diagonal Drive SW\ROWV-023840-2016 Council Map.dwg



**RIGHT-OF-WAY VACATION AND DISPOSITION,
PROPOSED UTILITY EASEMENT AND
STORM SEWER EASEMENT**



ROWV-023840-2016



Council Agenda Item Cover Sheet

Submitting Department: Community Development

Presenter at Meeting: Caleb Mason

Phone Number/Ext.: 319 286-5188

E-mail Address: c.mason@cedar-rapids.org

Alternate Contact Person: Jennifer Pratt

Phone Number/Ext.: 319 286-5047

E-mail Address: j.pratt@cedar-rapids.org

Description of Agenda Item: PUBLIC HEARINGS

A public hearing will be held to consider an Urban Revitalization Area designation for West Side Wolf Pack V LLC for the renovation and redevelopment of existing commercial property at 218 4th Avenue SW and adjacent vacant land (Caleb Mason).

- a. Resolution authorizing an Urban Revitalization Area designation for West Side Wolf Pack V LLC for the renovation and redevelopment of existing commercial property at 218 4th Avenue SW and adjacent vacant land.
CIP/DID #URTE-0011-2016
- b. First Reading: Ordinance establishing the West Side Wolf Pack V LLC Urban Revitalization Area designation property at 218 4th Avenue SW and adjacent vacant land.
CIP/DID #URTE-0011-2016

EnvisionCR Element/Goal: GrowCR Goal 1: Encourage mixed-use and infill development.

Background: On September 13, 2016 the City Council adopted a Resolution of Support for the proposed renovation of the commercial structure at 218 4th Avenue SW under the City's Brownfield/Grayfield Economic Development Program. The City received an application from West Side Wolf Pack V LLC, a development entity formed by Graig Cone, Kory Nanke, and Steve White. The Developer is proposing redeveloping the facility using the existing steel building frame with new exterior framing, mechanical, electric, plumbing and exterior finishes compliant with the Kingston Village Overlay design standards. The project cost is estimated to be \$750,000.

The building was recently deconstructed down to the steel frame by the prior owner; however, reconstruction of the project was never complete. The property's value has declined by 68% from \$351,657 in 2008, to its current value of \$110,400.

Based on the scope of the proposed project, the 10-year declining scale exemption will exempt approximately \$95,500 in total taxes. The Developer will pay an estimated \$162,300 in additional taxes over 10 years.

Following the Nov. 1 Council meeting, the 2nd and Possible 3rd reading will be brought for City Council consideration on Nov. 15, which will finalize the Urban Revitalization district.

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: NA

Resolution Date:

Budget Information: NA

Local Preference Policy: NA

Recommended by Council Committee: NA

RESOLUTION NO. LEG_NUM_TAG

A RESOLUTION TO APPROVE
THE WEST SIDE WOLF PACK V LLC REVITALIZATION AREA PLAN

WHEREAS, the proposed Urban Revitalization Plan (the "Plan") for the West Side Wolf Pack V LLC Urban Revitalization Area induces the redevelopment of blighted property at 218 4th Avenue SW and adjacent vacant property (the "Project") and fulfills objectives of the City's Comprehensive Economic Development Strategy by infill redevelopment within the Kingston Village area, and

WHEREAS, on November 1, 2016 the City Council held the required Public Hearing in connection with the said proposed Project as required by Chapter 404 of the Code of Iowa, and

WHEREAS, the City Council hereby finds that said proposed Project and Plan satisfy eligibility qualifications in accordance with criteria of Chapter 404.1 of the Code of Iowa , and

WHEREAS, the City Council hereby finds that the revitalization of property the Plan area for redevelopment Project is consistent with the conforms to the City's Comprehensive Plan, EnvisionCR, which provides for the redevelopment of existing blighted commercial property and utilizes existing infrastructure, and is located within a core district, Kingston Village, and

WHEREAS, the rehabilitation, conservation, redevelopment, and economic development or combination thereof as contemplated by the Plan and the fulfillment of the Plan generally is necessary in the interest of the public health, safety, or welfare of the residents of the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa that the Plan for the West Side Wolf Pack V LLC 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_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG

EXHIBIT A



WEST SIDE WOLF PACK V LLC
Urban Revitalization Plan

Public Hearing: November 1, 2016

West Side Wolf Pack V LLC Urban Revitalization Plan

1.0 INTRODUCTION

The purpose of the formation of the Urban Revitalization Tax Exemption Area and Plan is to encourage and induce the redevelopment of blighted commercial property located at 218 4th Avenue SW and all related site improvements. As allowed by the authority of the State of Code of Iowa, Chapter 404, the incentive for economic development through the redevelopment of commercial property for 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 is described and depicted on **Exhibit A** and is approximately 33,500 square feet (0.77 acres) in size. The revitalization is applicable to all of the property assessed as commercial within the Plan area.

3.0 OWNERSHIP AND ASSESSED VALUATION

The Urban Revitalization Area, as specified in the legal description above, consists of the following parcels:

GPN	Deed Holder	Land Value	Improvement Value	Total Assessed Value
142825500600000	WEST SIDE WOLF PACK V LLC	\$65,600	\$44,900	\$110,400
142825500700000	WEST SIDE WOLF PACK V LLC	\$35,300	\$4,600	\$39,300

** Values are 2016 Assessed Values*

4.0 PROGRAM ACTIVITY

4.1 Land Use and Zoning

The current property is zoned C-3, General Industrial zone district. The proposed redevelopment of a commercial facility for use as a commercial for prospective office or retail uses is consistent with the City's Comprehensive Plan, EnvisionCR, which designates the project area as Downtown (DT) which includes uses such as neighborhood commercial and community commercial.

4.2 City Services

The area is located within the City's corporate limits and within current service areas for street maintenance, police and fire. As a commercial facility, the property would be served by private garbage collection services. City infrastructure, including potable water, sanitary sewer, storm sewer, and public street network is accessible to the site and adequately sized to serve the area. Other private utilities, electric and gas, are located adjacent to the site and available for access and development of the area.

4.3 Applicable Property

This Plan, and the tax exemption allowed herein, is applicable to any rehabilitation, redevelopment or new construction and related site improvements and applies to commercial classifications with the Plan area.

Any additional development or expansion 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, infrastructure connectivity, and expansion of target industries.

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") accompanied by a report of the total 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 any of the following is eligible to receive one hundred percent (100%) exemption from taxation on the actual value added by the improvements for a period of ten (10) years:

- (a) Residential property;
- (b) Commercial Property if the commercial property consists of three or more separate living quarters with at least seventy-five percent (75%) of the space used for residential purposes;
- (c) Multi-residential property if the multi-residential property consists of three or more separate living quarters with at least seventy-five (75%) of the space used for residential purposes.

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

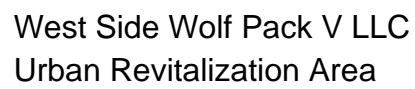
- (a) “Qualified Business or Other Non-Residential Tenant” shall mean the legal occupant of a building or part thereof and conducting a business or non-residential operation which is located within the designated Revitalization Area and who has occupied the same premises continuously since one year prior 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 property eligible as Qualified Real Estate is vacant and abandoned property, unoccupied land; relocation is not anticipated as part of the project.

West Side Wolf Pack V LLC - Urban Revitalization Area



1:1,200

0 0.01 0.02 0.04 mi

0 0.015 0.03 0.06 km

The data depicted here has been developed by the City of Cedar Rapids for city purposes. Any use is at the sole risk and responsibility of the User.
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EnvisionCR Future Land Use



October 24, 2016

Proposed Roads Alignment

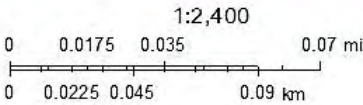
- Hwy 100 Extension
- FLU NEW Arterials
- FLU NEW Major Roads
- Annexation Agreements
- Road Centerlines

Municipalities

- Neighboring Towns
- Cedar Rapids

Land Use Typology Overlay

- Environmental Conservation
- Urban Reserve



City of Cedar Rapids (2014)

City of Cedar Rapids
City of Cedar Rapids

ORDINANCE NO. LEG_NUM_TAG

ORDINANCE ESTABLISHING
THE WEST SIDE WOLF PACK V LLC URBAN REVITALIZATION AREA

WHEREAS, Chapter 404 of the Code of Iowa allows the Cedar Rapids City Council to enact ordinances designating areas of Cedar Rapids as urban revitalization areas; and

WHEREAS, such urban revitalization areas, once designated, allow for qualified real estate located within such areas to be eligible for exemption from taxation based on the actual value added by improvements thereto; and

WHEREAS, Chapter 17A of the Cedar Rapids Municipal Code establishes the procedures to be followed in the designation of urban revitalization areas in Cedar Rapids in accordance with Chapter 404 of the Code of Iowa; and

WHEREAS, in accordance with both Chapter 404 of the Code of Iowa and Chapter 17A of the Cedar Rapids Municipal Code, and following public hearing and notice as required by applicable law, the Cedar Rapids City Council has adopted a Resolution No. ____-11-16 establishing the West Side Wolf Pack V LLC Urban Revitalization Area ("West Side Wolf Pack V LLC Revitalization Area") for the property legally described herein below; and

WHEREAS, the terms and conditions of Resolution No. ____-11-16 are by this reference incorporated herein as if set out in full.

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

Section 1. The Recitals contained herein above are hereby adopted by this reference and incorporated herein.

Section 2. The West Side Wolf Pack V LLC Revitalization Area for the property legally described as:

Lots 6, 7, 8, and 9, Block 20, West Cedar Rapids, formerly Village or Town of Kingston, Linn County, Iowa

is established as a revitalization area, and specifically an economic development area pursuant to Iowa Code Section 404.1(4) (2016), as well as a new revitalization area as contemplated by

Cedar Rapids Municipal Code Section 17A.06, though it will not be added as a new division to the existing listing of previously established areas contained within said section.

Section 3. All qualified real estate within the West Side Wolf Pack V LLC Revitalization Area shall be eligible to receive an exemption from taxation as provided for in Iowa Code Section 404.3 (2016).

Section 4. 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 5. All ordinances or parts of ordinances in conflict herewith are repealed.

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

Introduced this 1st day of November, 2016.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:
ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Public Works

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

Phone Number/Extension: 5808

Alternate Contact Person: Jen Winter, PE
E-mail Address: j.winter@cedar-rapids.org

Phone Number/Extension: 5803

Description of Agenda Item: PUBLIC HEARINGS

A public hearing will be held to consider the proposed plans, specifications, form of contract, estimated cost for the Czech Village Utility Project – 16th Ave SW to Landfill project (estimated cost is \$4,000,000).

Resolution adopting plans, specifications, form of contract and estimated cost for the Czech Village Utility Project – 16th Ave SW to Landfill project.
 CIP/DID #3313530-10 GRI

EnvisionCR Element/Goal: ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

Background: As part of the Cedar River Flood Control System (FCS), levees, walls, gates and pump stations will be constructed to protect the both the east and west banks of the Cedar River from flooding similar to that which was seen in 2008. The City Council adopted the Cedar River FCS Master Plan on June 23, 2015, which includes a levee in this segment.

This utility project is an FCS project. It will relocate storm sewer, sanitary sewer and water main out of the footprint of the permanent levee from 16th Avenue SW to Landfill No. 1 site. In doing so, it will also accommodate a new park, detention basin, and pump station. This work is necessary in order to maintain the integrity of the levee system without utility penetrations, which can become sources of leakage and failure.

Once this project is complete, the site will be ready for levee, pump station and detention basin to be constructed. That second phase is not yet scheduled, pending cash flow of the GRI revenues and progress on other FCS projects.

Action/Recommendation: The Public Works Department recommends approval of the resolution approving plans, specifications, form of contract, and estimated cost for the project.

Alternative Recommendation: None. This project is in accordance with the adopted FCS Master Plan and Parks and Recreation Greenway Master Plan.

Time Sensitivity: Must be acted upon November 1, 2016 to maintain the project schedule, and which must occur ahead of the project's November 2, 2016 bid opening.

Resolution Date: November 1, 2016

Budget Information: GRI

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: NA
Explanation: In accordance with City Council adopted Master Plan

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on October 11, 2016 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the Czech Village Utility Relocation – 16th Ave SW to the Landfill project (Contract No. 3313530-10 GRI) 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_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG

CZECH VILLAGE UTILITY RELOCATION - 16TH AVENUE SW TO LANDFILL

PROJECT # 3313530-10





Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Nathan Kampman, PE
E-mail Address: n.kampman@cedar-rapids.org

Phone Number/Extension: 5628

Alternate Contact Person: Kevin Vrchoticky
E-mail Address: k.vrchoticky@cedar-rapids.org

Phone Number/Extension: 5896

Description of Agenda Item: CONSENT AGENDA

Resolution fixing value of lots and adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of the Wiley Boulevard from 31st Avenue SW to 650 feet north of 29th Avenue SW Roadway Improvements project.
 CIP/DID #301627-00

EnvisionCR Element/Goal: ConnectCR Goal 4: Improve the function and appearance of our key corridors.

Background: This project is to construct a permanent traffic signal installation, raised median and sidewalk ramps at the intersection of 31st Avenue SW and Wiley Boulevard SW. The permanent traffic signal will replace the existing temporary span-wire signals. The temporary signals were not assessed and have been serving the area until full development of the area occurred. The project will include permanent raised median on Wiley Boulevard SW north of 31st Avenue SW which will replace existing temporary tubular post median barrier. Sidewalk ramps will be added or reconstructed at the intersection of 31st Avenue SW and Wiley Boulevard SW per the guidelines in the Americans with Disabilities Act (ADA).

When infrastructure construction by the City has benefited adjacent land, it has been the City's practice to assess for the benefit they receive. If not assessed, the City is essentially increasing property value at the cost of taxpayers. City Council passed the first, preliminary resolution for the construction of improvements on September 27, 2016.

The proposed resolution is part of a series of resolutions (as shown on the attached flow chart), which will lead to an assessment public hearing on this project. This resolution adopts the preliminary assessment plat and schedule, including lot valuations, and project cost opinion.

This resolution establishes the lot valuations as shown on preliminary assessment schedule under the column "Council Valuations". Per Iowa Code, a special assessment levied cannot exceed 25 percent of the lot valuation. A valuation must be the present fair market value of the property with the proposed public improvement completed. Developed parcels 1(A-D), 2, 3, 4, 5 shown on the attached plat are recommended to use the City Assessor property value.

Action/Recommendation: The Public Works Department recommends adoption of the resolution fixing value of lots and adopting preliminary plat and schedule, estimate of cost and

proposed preliminary plans and specifications for the construction of the Wiley Boulevard 31st Avenue SW to 650 Feet north of 29th Avenue SW Roadway Improvements project.

Alternative Recommendation: funding by general obligation funds, or the project abandoned.

Time Sensitivity: Normal

Resolution Date: 11/1/2016

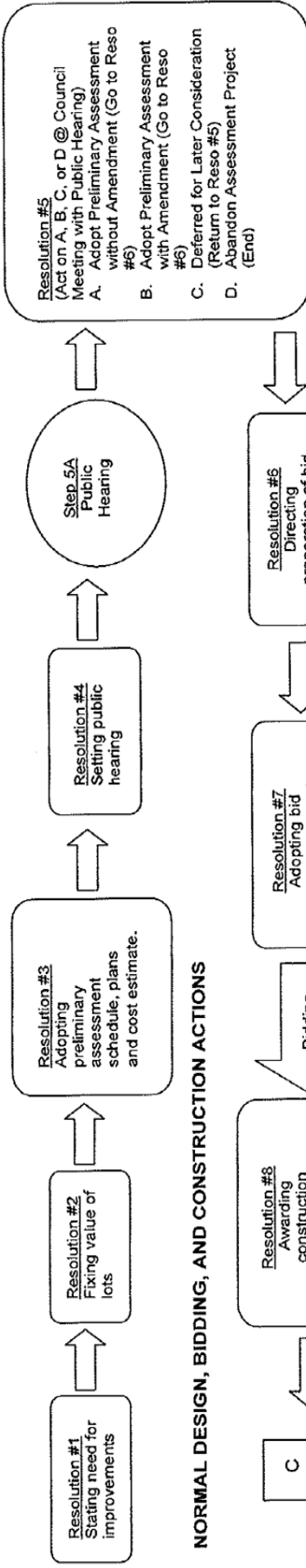
Budget Information: CIP 301627 and 306196 NA

Local Preference Policy: NA
Explanation: NA

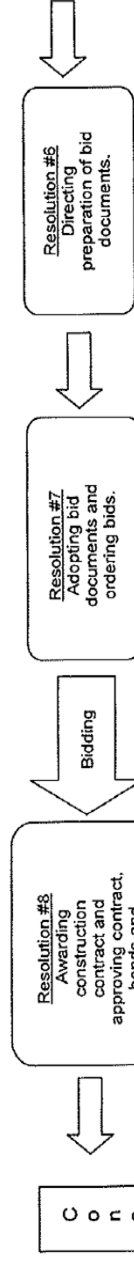
Recommended by Council Committee: NA
Explanation: NA

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

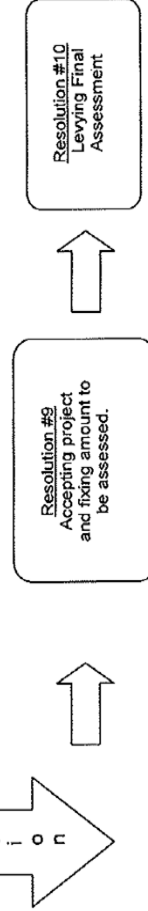
PRELIMINARY ASSESSMENT ACTIONS



NORMAL DESIGN, BIDDING, AND CONSTRUCTION ACTIONS

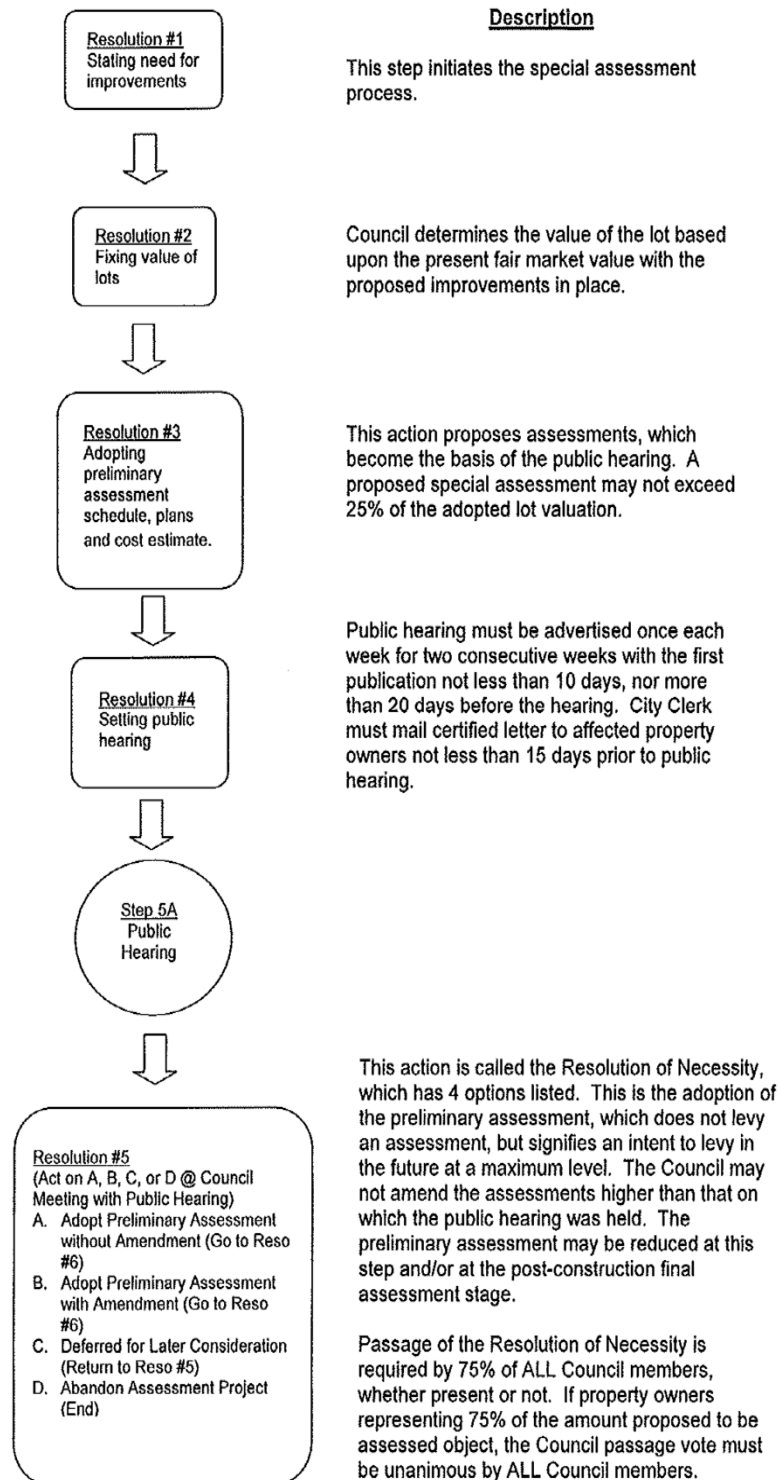


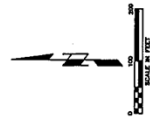
FINAL ASSESSMENT ACTIONS



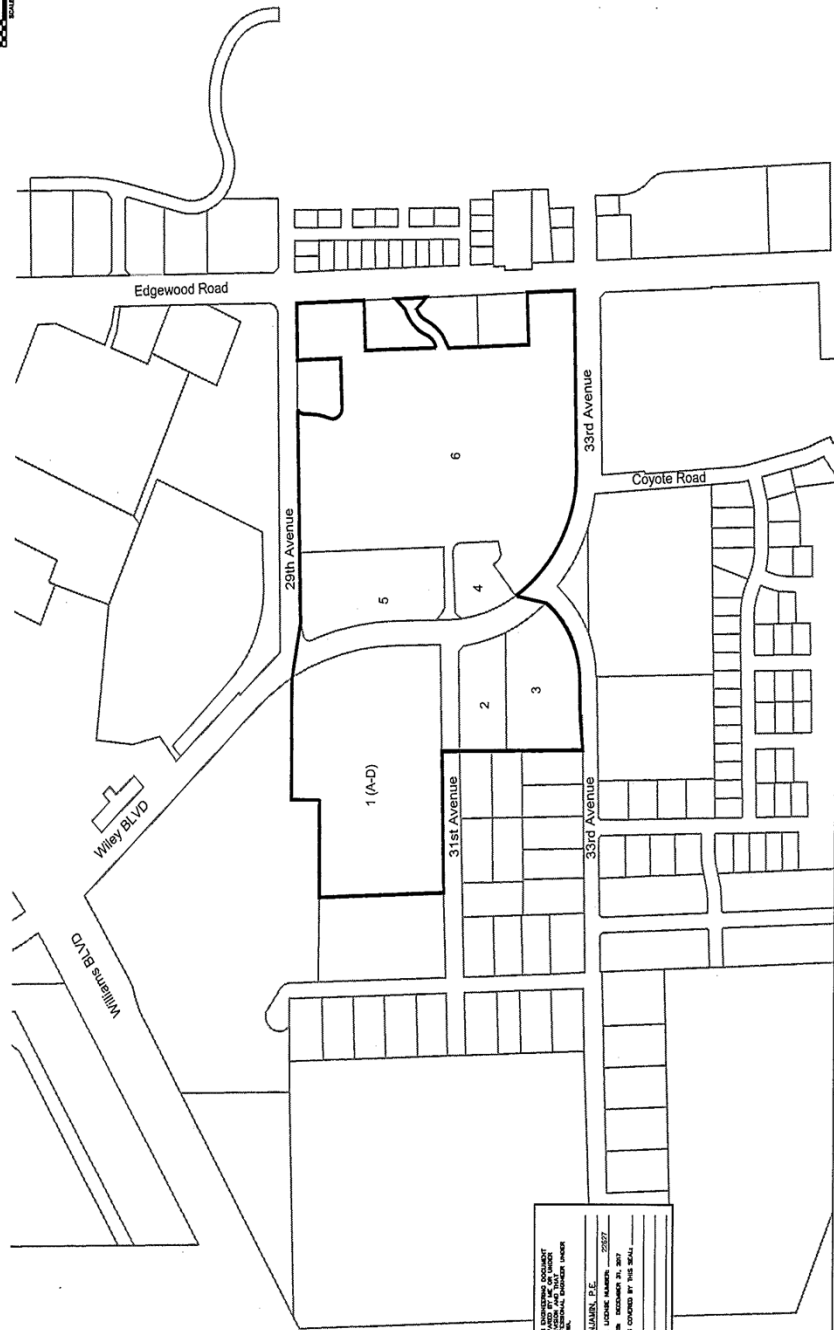
* Sidewalk repair assessments may skip Resolution #4, Step 5A, Resolution #5, and Resolution #6.

CITY COUNCIL ACTIONS IN SPECIAL ASSESSMENT PROCESS PRELIMINARY ASSESSMENT





PRELIMINARY ASSESSMENT PLAT
WILEY BLVD SW FROM 31ST AVENUE SW TO 650' NORTH
OF 29TH AVENUE SW ROADWAY IMPROVEMENTS
(CIP NO. 301627-06)
11-01-2016



I, the undersigned, being a duly qualified and licensed surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records, and that the same is a true and correct copy of the original survey as the same appears in my records, and that the same is a true and correct copy of the original survey as the same appears in my records.

NAME: BRYAN R. BERGMAN, P.E.
DATE: 11-01-2016
COUNTY: WILSON COUNTY, TEXAS
PROJECT: WILEY BLVD SW FROM 31ST AVENUE SW TO 650' NORTH OF 29TH AVENUE SW ROADWAY IMPROVEMENTS (CIP NO. 301627-06)
SHEET NO. 1 OF 1
THIS SHEET

- LEGEND
- PROPERTY LINE
 - ASSESSMENT DISTRICT BOUNDARY
 - PARCEL NUMBER
 - COUNTY PARCELS

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION FIXING VALUE OF LOTS AND ADOPTING
PRELIMINARY PLAT AND SCHEDULE, ESTIMATE OF COST AND PROPOSED
PRELIMINARY PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF
THE WILEY BOULEVARD FROM 31ST AVENUE SW TO 650 FEET
NORTH OF 29TH AVENUE SW ROADWAY IMPROVEMENTS, (CIP No. 301627-00)

WHEREAS, this Council after full investigation has arrived at a determination of the value of each lot located within the Wiley Boulevard from 31st Avenue SW to 650 feet north of 29th Avenue SW Roadway Improvements project, said valuation being set forth in a preliminary schedule entitled "Preliminary Assessment Schedule", under the column therein headed "Property Valuation", and

WHEREAS, this Council has caused to be prepared preliminary plat, schedule and estimate of cost, together with preliminary plans and specifications, for the construction of the Wiley Boulevard from 31st Avenue SW to 650 feet north of 29th Avenue SW Roadway Improvements project and this Council has fixed the valuations of the property proposed to be assessed as shown therein, and

WHEREAS, the Council finds that each lot separately assessed in the schedule of assessments meets the definition of a lot as described in Iowa Code Section 384.37(5) or in the case of lots consisting of multiple parcels that the parcels have been assembled into a single unit for the purpose of use or development, and

WHEREAS, said plat and schedule, estimate of cost and preliminary plans and specifications appear to be proper for the purpose intended, and

WHEREAS, said improvements will be constructed according to the Cedar Rapids Metropolitan Area Standard Specifications for Public Improvements,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that said schedule of values, hereinabove referred to, be and the same is adopted as the valuation of the lots, with the proposed public improvements completed, within the boundaries of said improvements and the Clerk is hereby directed to deliver the same to Shive-Hattery, Inc., the Engineer for said project, said Engineer to insert said values in the schedule of assessments which is to be prepared and filed with this Council, and

BE IT FURTHER RESOLVED, that said plat and schedule, estimate of cost and preliminary plans and specifications be and the same are hereby adopted as the proposed plat, schedule, estimate of cost and preliminary plans and specifications for said improvements and are hereby ordered placed on file with the Clerk for public inspection, and

BE IT FURTHER RESOLVED, that the boundaries of the District for the making of said improvements, as shown in the Engineer plat, be and the same are hereby fixed as the boundaries of said Wiley Boulevard from 31st Avenue SW to 650 feet north of 29th Avenue SW Roadway Improvements project.

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LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Cadd File Name: X:\GIP\301627\301627-06 Silver-Hallway\ASSESSMENTS\COUNCIL AGENCY\301627 Council Map.dwg



Council Agenda Item Cover Sheet

Submitting Department: Community Development

Presenter at Meeting: Caleb Mason

Phone Number/Ext.: 319 286-5188

E-mail Address: c.mason@cedar-rapids.org

Alternate Contact Person: Jennifer Pratt

Phone Number/Ext.: 319 286-5047

E-mail Address: j.pratt@cedar-rapids.org

Description of Agenda Item: CONSENT AGENDA

Resolution authorizing approval of adding new construction of commercial and/or mixed-use facilities within the T.U.S.K., LLC Urban Revitalization Area is an eligible activity as provided for in the Plan for property at 1010 3rd Street SE.

CIP/DID #URTE-0006-2015

EnvisionCR Element/Goal: GrowCR Goal 1: Encourage mixed-use and infill development.

Background: The Resolution approves adding the construction of a commercial building at 1010 3rd Street SE as an eligible activity under the T.U.S.K, LLC Urban Revitalization Plan (the "Plan"). On October 20, 2015 the City Council approved the Plan which provides a tax exemption to certain eligible activities which are contemplated in the Plan. The tax exemption applies to increased taxes which are generated by improvements.

The current plan identifies rehabilitation of existing commercial structures within the Plan boundary as the eligible activity. Any other activity, such as new construction, must be approved by City Council to be eligible in accordance with the Plan. The Developer, Jamey Strohshine of T.U.S.K, LLC, has worked with another developer in coordination with SaveCR Heritage for reuse of the former White Elephant Building on another site within the Czech Bohemia Commercial Historic District. Within the footprint of the former commercial structure the Developer is constructing a new facility. In order for the new facility to qualify for exemptions provided under the Plan, the City Council must approve the project.

Staff recommends approval of the resolution which authorizes new construction as an eligible activity under the Plan. The project is consistent with the objectives of the Core District Reinvestment Economic Development Program which the project was originally approved the 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: November 1, 2016

Budget Information: NA

Local Preference Policy: NA

Recommended by Council Committee: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, October 20, 2015, the City Council authorized Resolution No. 1459-10-15 which approved the Urban Revitalization Plan for the T.U.S.K., LLC Urban Revitalization Area (the "Plan"); and

WHEREAS, the Plan provides for a tax exemption of certain eligible activities which are included in the Plan; and

WHEREAS, Plan provides that any additional activities, such as new construction, within the Plan boundaries are subject to City Council approval; and

WHEREAS, the City has received a request from T.U.S.K., LLC to include the construction of new approximately 5,000 square foot commercial facility as an eligible activity in accordance with the Plan; and

WHEREAS, the City Council has determined that the new construction of a commercial facility is consistent the City's objectives by providing for infill redevelopment utilizing existing infrastructure and redevelopment within the City's core districts which includes the Oakhill Jackson/New Bohemia neighborhood.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that adding new construction of commercial and/or mixed-use facilities within the T.U.S.K., LLC Urban Revitalization Area is an eligible activity and eligible to receive property tax exemption in accordance with exemption schedules as provided for in the T.U.S.K., LLC Urban Revitalization Plan.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Community Development - Housing

Presenter at Meeting: Erika Kubly
E-mail Address: e.kubly@cedar-rapids.org

Phone Number/Ext.: 319 286-5406

Alternate Contact Person: Paula Mitchell
E-mail Address: p.mitchell@cedar-rapids.org

Phone Number/Ext.: 319 286-5852

Description of Agenda Item: CONSENT AGENDA

Resolution of support and authorization of conditional City financial assistance of a Low Income Housing Tax Credit application for a project at southeast corner of Jacolyn Drive SW and 12th Avenue SW as proposed by MV Affordable Housing, LLC.

CIP/DID #OB654103

EnvisionCR Element/Goal: StrengthenCR Goal 3: Adopt policies that create choices in housing types and prices throughout the City.

Background: The City has received a request from Brian McGeady on behalf of MV Affordable Housing, LLC for a resolution of support and City financial participation for a Low Income Housing Tax Credit (LIHTC) application for a family housing project located at the southeast corner of Jacolyn Drive SW and 12th Avenue SW (Vacant Land GPN #13253-78003-00000). This is a slightly modified version of a project the developer submitted last year, which the City supported. The developer did not proceed with the project submission in the previous application cycle.

MV Affordable Housing, LLC proposes to construct Cypress Lofts, a 51-unit family housing development. The project will generate an investment of approximately \$9.7 million and will feature a mix of one, two, and three-bedroom units with rents ranging from \$354-785. This includes 5 market rate units and 46 units restricted to households at or below 60% of the Area Median Income, which is currently \$32,820 for a household of one, or \$46,860 for a household of four.

Staff is currently working with the City's housing market analyst to update the overall Housing Market Analysis for Cedar Rapids. An Assessment of Demand for LIHTC Development in Cedar Rapids was prepared by the market analyst on October 10, 2016. The Assessment indicated that the estimated demand for shallow-subsidy (household income limited to 40-80% of the Area Median Income) rental housing is 181-245 units annually over the next five years.

Staff recommends a 10 year, 100% tax exemption through Urban Revitalization Tax Exemption, which would provide a mechanism for the City's support. Because Local Government Contribution is required to score competitively, the project qualifies as affordable housing for the City's Economic Development - Local Match program. The value of the tax exemption is estimated at approximately \$389,216. All funding commitments will be conditioned upon successful award of tax credits in the upcoming application round.

Timeline and Next Steps:

- November 1, 2016 – City Council consideration of financial requests.
- November 17, 2016 – Applications due to Iowa Finance Authority.
- March 2017 – Awards expected to be announced.

Action/Recommendation: Staff recommends adoption of the resolution.

Alternative Recommendation: Table the resolution and request additional information.

Time Sensitivity: Applications are due to IFA on November 17, 2016.

Resolution Date: November 1, 2016

Budget Information: N/A

Local Preference Policy: NA

Recommended by Council Committee: Yes

Explanation: Recommended by Development Committee at the October 19, 2016.

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, The City of Cedar Rapids has received a proposal from MV Affordable Housing, LLC for the construction of the Cypress Lofts project, 51 proposed housing units located at the southeast corner of Jacolyn Drive SW and 12th Avenue SW; and

WHEREAS, MV Affordable Housing, LLC intends to submit an application for State Low Income Housing Tax Credit (LIHTC) financing through the Iowa Finance Authority for the Cypress Lofts project, which would leverage an investment of approximately \$9,730,405 in the community and provide housing for low-income households; and

WHEREAS, the City is desirous of supporting a range of high quality housing options affordable at a variety of price points to serve the needs in the community; and

WHEREAS, City participation in the project is a required element of the application to receive competitive points from IFA, and

WHEREAS, the project provides a public benefit by creating affordable housing; and

WHEREAS, the proposed project would not occur but for the financial assistance provided by the City;

WHEREAS, due to a change in the application deadline by Iowa Finance Authority the City has determined it furthers the public interest to accept developer applications after the timeline established in the City's LIHTC Policy;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Council supports the application for the Cypress Lofts project as proposed by MV Affordable Housing, LLC, and authorizes staff to initiate the process to establish an Urban Revitalization Tax Exemption pursuant to the City's Economic Development programs, with an estimated value of \$389,216, conditioned upon the award of Low Income Housing Tax Credits to complete the project in the 2017 application round.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:
ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Community Development

Presenter at Meeting: Erika Kubly
E-mail Address: e.kubly@cedar-rapids.org

Phone Number/Ext.: 319 286-5406

Alternate Contact Person: Paula Mitchell
E-mail Address: p.mitchell@cedar-rapids.org

Phone Number/Ext.: 319 286-5852

Description of Agenda Item: CONSENT AGENDA

Resolution of support and authorizing conditional City financial assistance of a Low Income Housing Tax Credit application for a project at 2215 Sadler Drive SW as proposed by TWG Development, LLC.
 CIP/DID #OB654103

EnvisionCR Element/Goal: StrengthenCR Goal 3: Adopt policies that create choices in housing types and prices throughout the City.

Background: The City has received a request from Sam Rogers on behalf of TWG Development, LLC for a resolution of support and City financial participation for a Low Income Housing Tax Credit (LIHTC) application for a family housing project at 2215 Sadler Drive SW. The project proposes new construction of 150 units throughout four 3-story apartment buildings. The unit mix includes 1 and 2-bedroom apartments with rents ranging from \$789-931. All units will be rented to households at or below 60% of the Area Median Income, which is currently \$32,820 for a household of one, or \$46,860 for a household of four. The developer's management plan calls for an on-site staff presence to facilitate ongoing management of the project.

TWG Development, LLC is seeking to secure non-competitive tax credits through the Iowa Finance Authority (IFA) for the construction of the facility. The non-competitive tax credits from IFA follow a separate funding track than the competitive tax credits whose applications are due in November 2016.

Staff is currently working with the City's housing market analyst to update the overall Housing Market Analysis for Cedar Rapids. An Assessment of Demand for LIHTC Development in Cedar Rapids was prepared by the market analyst on October 10, 2016. The Assessment indicated that the estimated demand for shallow-subsidy (household income limited to 40-80% of the Area Median Income) rental housing is 181-245 units annually over the next five years.

Staff recommends a 10 year, 100% tax exemption through Urban Revitalization Tax Exemption. Because the affordable housing project exhibits a demonstrated gap, serves a public purpose, and will provide a long-term benefit to the community, it qualifies under the Community Benefit category of the City's Economic Development program. The value of the tax exemption is estimated at approximately \$2,039,270. Expectations for all projects receiving this incentive

include quality design that enhances the area, experienced development team, financial and market feasibility, and neighborhood and community support.

Action/Recommendation: City staff recommends approval of the resolution.

Alternative Recommendation: City Council may table and request additional information.

Time Sensitivity: The developer intends to submit the LIHTC application in late November or December of 2016.

Resolution Date: November 1, 2016

Budget Information: NA

Local Preference Policy: NA

Recommended by Council Committee: Yes

Explanation: Recommended by Development Committee on October 19, 2016.

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, The City of Cedar Rapids has received a proposal from TWG Development, LLC for the construction of an affordable housing project; and

WHEREAS, TWG Development, LLC intends to submit an application for non-competitive State Low Income Housing Tax Credit (LIHTC) financing through the Iowa Finance Authority for the construction of 150 units at 2215 Sadler Drive SW, which would leverage an investment of approximately \$21,400,000 in the community and provide housing and associated services for low-income households; and

WHEREAS, the City is desirous of supporting a range of high quality housing options affordable at a variety of price points to serve the needs in the community; and

WHEREAS, the proposed project would not occur but for additional financial assistance provided by the City under the Community Benefit Program which can be fulfilled through exemption, or abatement as the case may be, of up to 10-year, 100% of the taxes generated by the construction of the improvements; and

WHEREAS, the City Council has determined that the following project characteristic together provide a benefit to the City as a whole and meet qualification under the Community Benefit Program:

- Serves a housing need for low-income residents;
- Leverages State and private funding;
- Infill development using existing City infrastructure;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Council supports the application to the Iowa Finance Authority for non-competitive Low Income Housing Tax Credits as proposed by TWG Development, LLC, and authorizes staff to initiate the process to establish an Urban Revitalization Tax Exemption pursuant to the City's Economic Development programs, with an estimated value of \$2,039,270, conditioned upon the award of Low Income Housing Tax Credits to complete the project in the 2017 noncompetitive funding round.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Community Development - Housing

Presenter at Meeting: Erika Kubly
E-mail Address: e.kubly@cedar-rapids.org

Phone Number/Ext.: 319 286-5406

Alternate Contact Person: Paula Mitchell
E-mail Address: p.mitchell@cedar-rapids.org

Phone Number/Ext.: 319 286-5852

Description of Agenda Item: CONSENT AGENDA

Resolution of support and authorization of conditional City financial assistance of a Low Income Housing Tax Credit application for a project at the southwest corner of Muirfield Drive SW and Ely Road SW as proposed by Sonoma Square, LLC.
 CIP/DID #OB654103

EnvisionCR Element/Goal: StrengthenCR Goal 3: Adopt policies that create choices in housing types and prices throughout the City.

Background: The City has received a request from Darryl High on behalf of Sonoma Square, LLC for a resolution of support and City financial participation for a family housing project located at the southwest corner of Muirfield Drive SW and Ely Road SW (0 Vacant Land SW GPN #19113-55004-00000). The City has supported this project at a different location in a previous Low Income Housing Tax Credit (LIHTC) application cycle.

Sonoma Square, LLC proposes to construct a 36-unit family housing development. The project will generate an investment of approximately \$7.5 million and will feature a mix of one, two, and three-bedroom units. This includes 4 market rate units and 32 units restricted to households at or below 60% of the Area Median Income, which is currently \$32,820 for a household of one, or \$46,860 for a household of four.

Staff is currently working with the City's housing market analyst to update the overall Housing Market Analysis for Cedar Rapids. An Assessment of Demand for LIHTC Development in Cedar Rapids was prepared by the market analyst on October 10, 2016. The Assessment indicated that the estimated demand for shallow-subsidy (household income limited to 40-80% of the Area Median Income) rental housing is 181-245 units annually over the next five years.

Staff recommends a 10 year, 100% tax exemption through Urban Revitalization Tax Exemption, which would provide a mechanism for the City's support. Because Local Government Contribution is required to score competitively, the project qualifies as affordable housing for the City's Economic Development - Local Match program. The value of the tax exemption is estimated at approximately \$301,204. All funding commitments will be conditioned upon successful award of tax credits in the upcoming application round.

Timeline and Next Steps:

- November 1, 2016 – City Council consideration of financial requests.
- November 17, 2016 – Applications due to Iowa Finance Authority.
- March 2017 – Awards expected to be announced.

Action/Recommendation: Staff recommends adoption of the resolution.

Alternative Recommendation: Table the resolution and request additional information.

Time Sensitivity: Applications are due to IFA on November 17, 2016.

Resolution Date: November 1, 2016

Budget Information: N/A

Local Preference Policy: NA

Recommended by Council Committee: Yes

Explanation: Recommended by Development Committee at the October 19, 2016.

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, The City of Cedar Rapids has received a proposal from Sonoma Square, LLC for the construction of the Sonoma Square project, 36 proposed housing units located at the southwest corner of Muirfield Drive SW and Ely Road SW; and

WHEREAS, MV Affordable Housing, LLC intends to submit an application for State Low Income Housing Tax Credit (LIHTC) financing through the Iowa Finance Authority for the Sonoma Square project, which would leverage an investment of approximately \$7,530,100 in the community and provide housing for low-income households; and

WHEREAS, the City is desirous of supporting a range of high quality housing options affordable at a variety of price points to serve the needs in the community; and

WHEREAS, City participation in the project is a required element of the application to receive competitive points from IFA, and

WHEREAS, the project provides a public benefit by creating affordable housing; and

WHEREAS, the proposed project would not occur but for the financial assistance provided by the City;

WHEREAS, due to a change in the application deadline by Iowa Finance Authority the City has determined it furthers the public interest to accept developer applications after the timeline established in the City's LIHTC Policy;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Council supports the application for the Cypress Lofts project as proposed by Sonoma Square, LLC, and authorizes staff to initiate the process to establish an Urban Revitalization Tax Exemption pursuant to the City's Economic Development programs, with an estimated value of \$301,204, conditioned upon the award of Low Income Housing Tax Credits to complete the project in the 2017 application round.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:
ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Water

Presenter at Meeting: Steve Hershner
E-mail Address: SteveHe@cedar-rapids.org

Phone Number/Ext.: 5281

Alternate Contact Person: N/A
E-mail Address: @cedar-rapids.org

Phone Number/Ext.:

Description of Agenda Item: CONSENT AGENDA

Resolution approving the Business Travel Report for Stephen Hershner, Utilities Director, to attend the National Association of Clean Water Agencies (NACWA) 2017 Winter Conference in Tampa, FL in February 2017 for an estimated amount of \$3,865.

CIP/DID #WTR1201-002

EnvisionCR Element/Goal: InvestCR Goal 2: Cultivate a skilled workforce by providing cutting-edge training and recruiting talented workers.

Background: The City of Cedar Rapids travel policy requires any travel expenses with an estimated travel cost of \$3,000 or more be approved by the City Council.

The estimated travel cost for Stephen Hershner, Utilities Director, to attend the National Association of Clean Water Agencies (NACWA) 2017 Winter Conference in Tampa, FL in February 2017 is \$3,865.

The justification for attendance at the National Association of Clean Water Agencies (NACWA) 2017 Winter Conference is that the Utilities Department must stay current on executive and management issues and challenges facing municipal utilities.

Action/Recommendation: The Utilities Department recommends that City Council approve the Resolution authorizing Stephen Hershner, Utilities Director, to attend the National Association of Clean Water Agencies (NACWA) 2017 Winter Conference in Tampa, FL in February 2017.

Alternative Recommendation: N/A

Time Sensitivity: N/A

Resolution Date: 11/01/16

Budget Information: To be funded from the Utilities Department – Water Pollution Control fiscal year 2017 operations and maintenance budget and coded to 542102-611-611010.

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Utilities Department recommends that Stephen Hershner, Utilities Director, be authorized to attend the National Association of Clean Water Agencies (NACWA) 2017 Winter Conference in Tampa, FL in February 2017, and

WHEREAS, the estimated costs are \$3,865.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Business Travel Report submitted by Stephen Hershner, Utilities Director, be hereby approved for him to attend the National Association of Clean Water Agencies (NACWA) 2017 Winter Conference in Tampa, FL in February, for an estimated amount of \$3,865. The trip cost will be funded from the Utilities Department – Water Pollution Control fiscal year 2017 operations and maintenance budget and coded to 542102-611-611010.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Development Services

Presenter at Meeting: David Houg

Phone Number/Ext.: 319 286-5168

E-mail Address: daveh@cedar-rapids.org

Alternate Contact Person: Vern Zakostelecky

Phone Number/Ext.: 319 286-5043

E-mail Address: v.zakostelecky@cedar-rapids.org

Description of Agenda Item: Motions setting public hearings

Motion setting a public hearing for November 15, 2016 to consider granting a change of zone for property at 116 15th Street NE from R-3D, Two Family Residence Zone District to C-1, Mixed Neighborhood Convenience Zone District as requested by Cameron S. West.

CIP/DID #RZNE-023857-2016

<p>EnvisionCR Element/Goal: GrowCR Goal 1: Encourage mixed-use and infill development.</p>

Background: The request for rezoning of this property will be reviewed by the City Planning Commission on October 27, 2016. Their recommendation will be noted in the City Council cover sheet for the public hearing.

The property is located in the Mound View Neighborhood. The applicant wishes to restore a fire damaged mixed-use building. The ground floor will be commercial with 2 residential units above.

Application Process/Next Steps:

Actions	Comments
City staff review	<ul style="list-style-type: none"> City staff reviewed the application and recommends approval of the rezoning request.
City Planning Commission review	<ul style="list-style-type: none"> The City Planning Commission will review the application on October 27, 2016 and make a recommendation to City Council.
City Council consideration	<ul style="list-style-type: none"> A Public Hearing to allow for public input and the First Reading of the Ordinance to be scheduled for November 15, 2016. Two additional readings of the Ordinance by City Council are required by State law before approval of the rezoning is final.

Action/Recommendation: City staff recommends setting the public hearing.

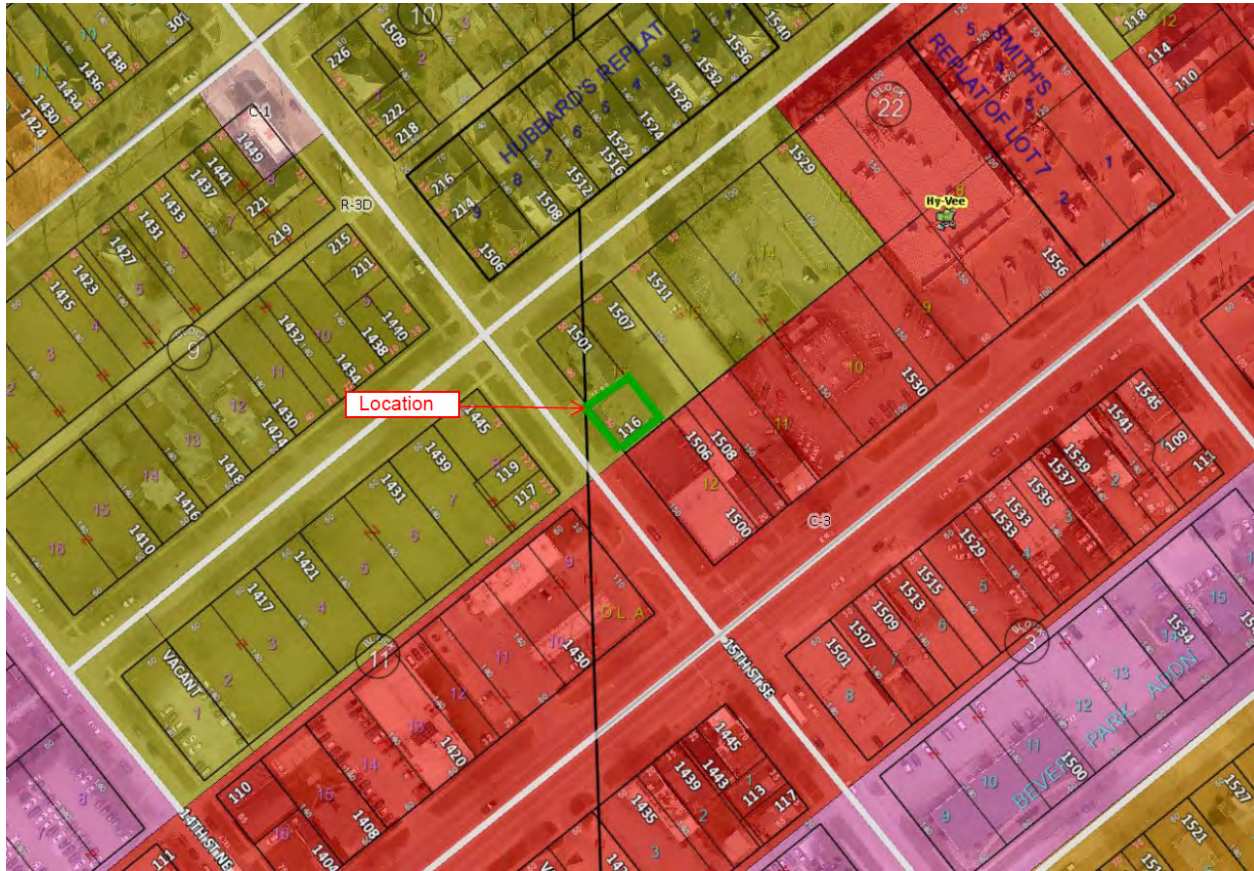
Alternative Recommendation: City Council may table and request further information.

Time Sensitivity: NA

Resolution Date: NA

Budget Information: NA
Local Preference Policy: NA
Recommended by Council Committee: NA

Location Map





Council Agenda Item Cover Sheet

Submitting Department: Development Services

Presenter at Meeting: David Houg

Phone Number/Ext.: 319 286-5168

E-mail Address: daveh@cedar-rapids.org

Alternate Contact Person: Vern Zakostelecky

Phone Number/Ext.: 319 286-5043

E-mail Address: v.zakostelecky@cedar-rapids.org

Description of Agenda Item: Motions setting public hearings

Motion setting a public hearing for November 15, 2016 to consider granting a change of zone for property at 4625 & 4497 Tower Terrace Road NE from C-MU, Commercial Mixed Use Zone District and A, Agriculture Zone District to C-3, Regional Commercial Zone District as requested by HJD Investments, L.L.C.

CIP/DID #RZNE-023801-2016

EnvisionCR Element/Goal: GrowCR Goal 1: Encourage mixed-use and infill development.

Background: The request for rezoning of this property will be reviewed by the City Planning Commission on October 27, 2016. Their recommendation will be noted in the City Council cover sheet for the public hearing.

The property is currently developed as Twisters Gymnastics, Inc. The applicant wishes to expand the operation with 2 additional buildings and outdoor volleyball courts. Conditional Use approval for "outdoor amusement" will be required should the rezoning request be granted.

Application Process/Next Steps:

Actions	Comments
City staff review	<ul style="list-style-type: none">City staff reviewed the application and recommends approval of the rezoning request.
City Planning Commission review	<ul style="list-style-type: none">The City Planning Commission unanimously recommended approval on October 27, 2016.
City Council consideration	<ul style="list-style-type: none">A Public Hearing to allow for public input and the First Reading of the Ordinance to be scheduled for November 15, 2016.Two additional readings of the Ordinance by City Council are required by State law before approval of the rezoning is final.

Action/Recommendation: City staff recommends setting the public hearing.

Alternative Recommendation: City Council may table and request further information.

Time Sensitivity: NA

Resolution Date: NA
Budget Information: NA
Local Preference Policy: NA
Recommended by Council Committee: NA

Location Map





Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Rita Rasmussen

Phone Number/Extension: 5807

E-mail Address: r.rasmussen@cedar-rapids.org

Alternate Contact Person: Carol Morgan

Phone Number/Extension: 5092

E-mail Address: c.morgan@cedar-rapids.org

Description of Agenda Item: Motions setting public hearings

Motion to set a public hearing for November 1, 2016 to consider the vacation of .9 acre utility easement and a 5-foot recreational easement located at 1201 Blairs Ferry Road NE as requested by Hunter Companies, LLC.

CIP/DID #EASE-022828-2016

EnvisionCR Element/Goal: InvestCR Goal 1: Expand economic development efforts to support business and workforce growth, market Cedar Rapids, and engage regional partners.

Background: Hunter Companies, LLC has requested the vacation of a .9 acre utility easement and a 5-foot recreational easement located at 1201 Blairs Ferry Road NE in order to accommodate the future redevelopment of this parcel. The utilities have been removed and relocated, and the alignment of the future recreational trail has been approved for another location on this parcel.

Action/Recommendation: The Public Works Department recommends approving the vacation of these easements.

Alternative Recommendation: Require Hunter Companies to revise their site plans for the development of this parcel.

Time Sensitivity: Normal

Resolution Date: Proposed timeline as follows:

Public Hearing Date and possible resolution passing: November 15, 2016

Budget Information: NA

Local Preference Policy: NA

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

Recommended by Council Committee: NA

Explanation: NA



**5 FOOT RECREATIONAL EASEMENT VACATION
AND UTILITY EASEMENT VACATION
1201 BLAIRS FERRY ROAD NE**



0 FEET 200



Council Agenda Item Cover Sheet

Submitting Department: Public Works

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

Phone Number/Extension: 5141

Alternate Contact Person: Tim Mroch, PE
E-mail Address: t.mroch@cedar-rapids.org

Phone Number/Extension: 5703

Description of Agenda Item: Motions filing plans and specifications

Motion setting public hearing date for November 15, 2016 and directing publication thereof, filing plans and/or specifications, form of contract and estimated cost, advertising for bids by posting notice to bidders as required by law, and authorizing City officials or designees to receive and open bids and publicly announce the results on November 30, 2016 for the Edgewood Road NW Intersection Improvements from E Avenue NW to F Avenue NW project (estimated cost is \$530,000) **(Paving for Progress)**.

CIP/DID #301689-03

EnvisionCR Element/Goal: ConnectCR Goal 4: Improve the function and appearance of our key corridors.

Background: This project includes replacing traffic signals and replacing sidewalk ramps for ADA compliance at the E Avenue NW and F Avenue NW intersections with Edgewood Road NW. This is the second in a three-phase project to improve the road along Edgewood Road NW between E Avenue and O Avenue.

Action/Recommendation: The Public Works Department recommends approval of the Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for the Edgewood Road NW Intersection Improvements from E Avenue NW to F Avenue NW project and advertising for bids by publishing notice to bidders for the project.

Alternative Recommendation: The alternative is to defer construction until a later date, repackaging or abandon the project.

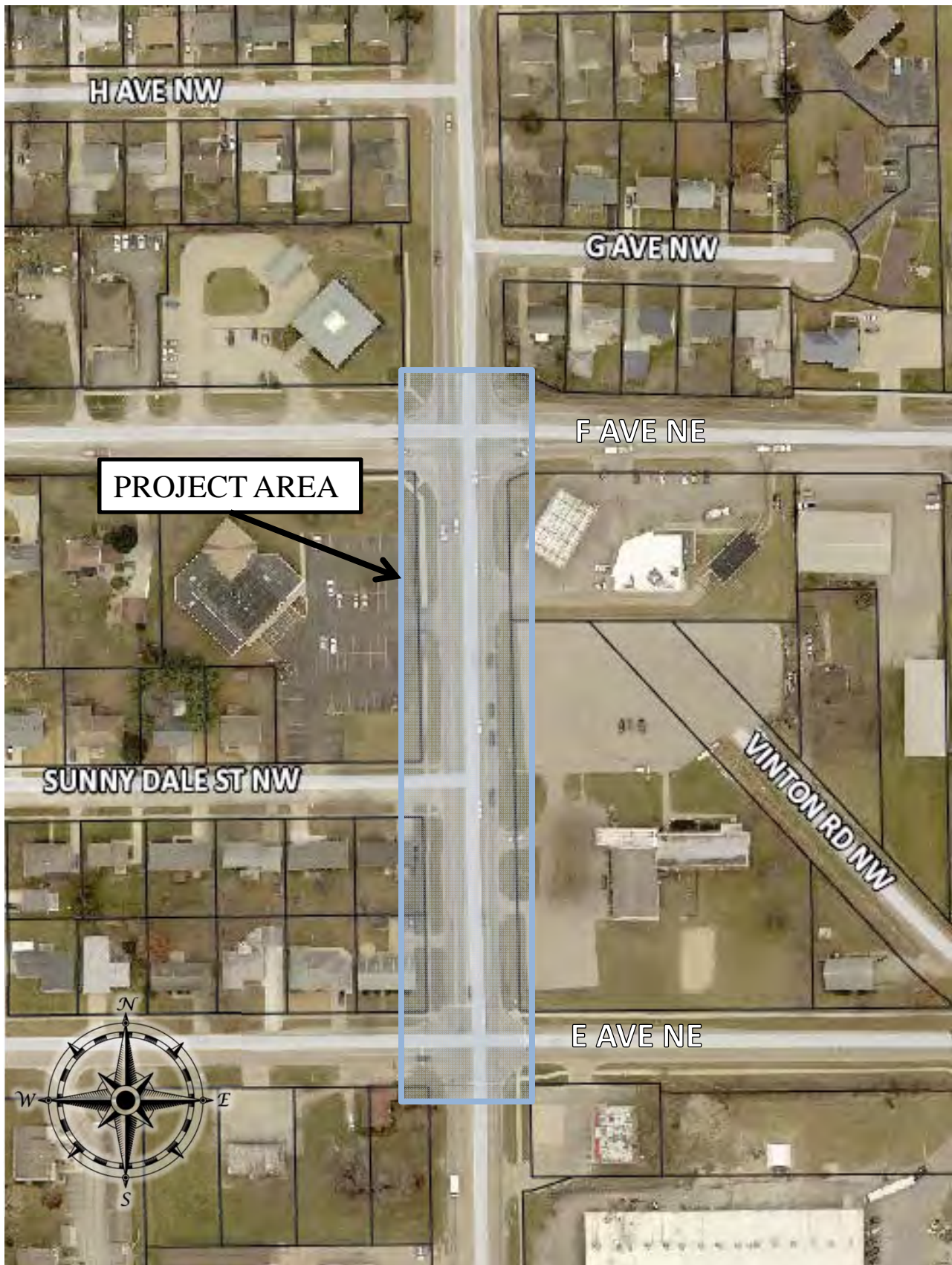
Time Sensitivity: Normal

Resolution Date: November 15, 2016

Budget Information: 301/301000/301689 (SLOST)

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA





Council Agenda Item Cover Sheet

Submitting Department: Public Works

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

Phone Number/Extension: 5808

Alternate Contact Person: Jen Winter, PE
E-mail Address: j.winter@cedar-rapids.org

Phone Number/Extension: 5803

Description of Agenda Item: Motions filing plans and specifications

Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for November 15, 2016 and directing publication thereof and advertising for bids by posting notice to bidders as required by law for the Sinclair Detention Pond – Building Debris Removal and Asbestos Remediation and authorizing the Flood Control Program Manager or designee, to receive and open bids and publicly announce the results on November 30, 2016 (estimated cost is \$1,800,000).

CIP/DID #3316509-70 GOB

EnvisionCR Element/Goal: ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

Background: As part of the Cedar River Flood Control System (FCS), levees, walls, gates and pump stations will be constructed to protect the both the east and west banks of the Cedar River from flooding similar to that which was seen in 2008. The City Council adopted the Cedar River FCS Master Plan on June 23, 2015, which includes the Sinclair area FCS.

The Sinclair levee is the first phase contract of this project and will run from the south property line of the African American Museum to Alliant's River Run substation, with a gap at 16th Avenue SW for a future gate structure, and encompassing all of the former Sinclair Meatpacking site. The levee will average approximately 13-17 feet high. A paved 12 foot wide trail will be on top from 16th Avenue to the south. Interior drainage (dry side of the levee) will be handled with a combination of detention basin and pump station, which is the second construction phase contract. Masaryk Park will be effectively removed by the new levee and the monuments and green space will be re-situated in a future phase. These two phases begin late 2016/early 2017 and comprise \$14 million expenses, with \$11.5 million being reimbursed by CDBG Disaster Recovery grant. The balance is paid by general obligation bonds.

This bid package is the third of three phases and is not part of the CDBG project. It is a \$2 million locally funded project to remove building debris buried adjacent to the detention basin being constructed in Phase 2. This debris includes asbestos containing material. This project is being done to allow detention basin expansion to handle:

- Intense rain fall at the 5-year storm (current detention basin meets US Army Corps 3 month runoff standard) per the FCS Master Plan requirements
- Runoff from re-development of the Sinclair site

The building debris prevented the full construction of the detention basin in the phase 2 construction contract. While the current detention basin size and pump size meets US Army Corps standards, the FCS Master Plan has determined increased standards to 5 year rainfall storm standard is appropriate. With the 5 year storm standard, there is a 1/100th chance per year (analogous to the 100 year storm) that there will be a 5 year rainfall behind the levee when the storm sewer gates to the river are closed off due to river flooding.

All three phases of this project are scheduled for completion at the end of 2017.

Action/Recommendation: The Public Works Department recommends approval of the Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for the Sinclair Detention Pond – Building Debris Removal and Asbestos Remediation project and advertising for bids by posting notice to bidders for the project.

Alternative Recommendation: None. This project is in accordance with the adopted FCS Master Plan.

Time Sensitivity: Normal.

Motion Date: November 1, 2016

Resolution Date: November 15, 2016

Budget Information: GOB funded. Not GRI eligible, due to CDBG grant requirements for no other grant to be on the Sinclair property.

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: Yes

Explanation: Flood Control Committee



Council Agenda Item Cover Sheet

Submitting Department: Water Pollution Control

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

Phone Number/Ext.: 5281

Alternate Contact Person: Jonathan Mouw
E-mail Address: j.mouw@cedar-rapids.org

Phone Number/Ext.: 5296

Description of Agenda Item: Motions filing plans and specifications

Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for November 15, 2016, and advertising for bids by publishing notice to bidders for the WPCF Primary Sludge Screen Process Improvements project, and authorizing the Utilities Director, or designee, to receive and open the bids and publicly announce the results on December 7, 2016 (estimated cost is \$1,090,640).

CIP/DID #615212-03

EnvisionCR Element/Goal: ProtectCR Goal 3: Maintain and provide quality services to the community.

Background:

Primary sludge generated at the Water Pollution Control Facility (WPCF) is pumped through four cyclone degritters. Overflow from the cyclones is currently routed to a step screen for removal of additional debris. Following the step screen, a washing press removes water and compresses the screenings prior to discharging them to a dumpster. Liquid flow through the step screen is routed to two dissolved air flotation thickeners.

The Vulcan Step Screen at WPCF was installed in 2004. It is undersized for some loading conditions and is reaching the end of its useful life, requiring frequent maintenance. The objective of the Project is to provide redundancy and increased capacity to the existing step screen and washing press serving the primary grit removal system at the Water Pollution Control Facility.

The project consists of installation of a Primary Sludge Screen (inclined rotary drum screen), washing press and miscellaneous associated appurtenances in the Belt Filter Press Area of the Solids Handling Building. The existing Primary Sludge Screen (stair screen) will remain in the Second Floor Grit Room and the new Primary Sludge Screen will be installed in an adjacent room. Additional work includes: construction of screen operating platform, hoisting system, piping demolition, HVAC, plumbing, electrical and controls and miscellaneous associated work for a complete system.

Action/Recommendation: The Utilities Department Water Pollution Control Division staff recommends that the plans and specifications be filed with the City Clerk's Office on November 1, 2016 and a Notice of Hearing and Letting be published on November 5, 2016. A Public Hearing scheduled for November 15, 2016 and bids opened on December 7, 2016.

Alternative Recommendation: None

Time Sensitivity: 11-1-16

Resolution Date: 11-1-16

Budget Information:

1. **Included in Current Budget Year.** Yes, funding for the WPCF Primary Sludge Screen Process Improvements project is included in the FY 2017 WPC CIP budget. Project costs will be coded to 553000-615-615000-615212.
2. **Analysis if the expenditure is within budgeted expectations, i.e. some type of budget to actual comparison:** There is currently \$600,000 budgeted in the FY2017 CIP budget for the construction of the WPCF Primary Sludge Screen Process Improvements project, with additional funds proposed in the FY2018 CIP budget. If needed, additional funds are available by adjusting other items in the CIP budget or from reserves.
3. **Purchasing Department used or Purchasing Guidelines followed:** Yes, the project is being publicly bid as a Capital Improvement Project.

Local Preference Policy: No

Explanation: Capital Improvement Projects are not subject to local preference policy.

Recommended by Council Committee: NA

Explanation: NA



Council Agenda Item Cover Sheet

Submitting Department: City Clerk

Presenter at Meeting: Chief Jerman
E-mail Address: w.jerman@cedar-rapids.org

Phone Number/Ext.: 5374

Alternate Contact Person: Wanda Miller
E-mail Address: wandam@cedar-rapids.org

Phone Number/Ext.: 5274

Description of Agenda Item: Alcohol licenses

- a. Casey's General Store #2212, 130 41st Avenue Drive SW.
- b. Casey's General Store #3382, 560 33rd Avenue SW.
- c. The Cooler, 4920 Johnson Avenue NW.
- d. Fareway Store #963, 4220 16th Avenue SW.
- e. Grin N Goose, 227 2nd Avenue SE (Formerly Zins).
- f. Hy-Vee Drugstore #4, 4825 Johnson Avenue NW.
- g. Hy-Vee Food Store #1, 1843 Johnson Avenue NW.
- h. Sushi House, 2665 Edgewood Parkway SW (new ownership).
- i. Thai Moon Restaurant, 4362 16th Avenue SW.
- j. Tornado's Grub & Pub, 315 14th Avenue SE.

CIP/DID # OB1145716

EnvisionCR Element/Goal: ProtectCR Goal 3: Maintain and provide quality services to the community.

Background: Per State Code, the local authority must provide approval prior to the State issuing the alcohol licenses to the applicants.

Action/Recommendation: Approve applications as submitted.

Alternative Recommendation: NA

Time Sensitivity: Normal
Resolution Date: NA

Budget Information: NA

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

Cedar Rapids Police Department Memorandum

To: Chief Jerman

From: Lt. Walter Deeds

Subject: Beer/Liquor License Applications Calls for Service Summary

Date: October 26, 2016

Business Name/Address	Total Calls	Public Intox	Intox Driver	Disturbances
Casey's General Store #2212 130 41ST AVE DR SW	41	0	0	3
Casey's General Store #3382 560 33RD AVE SW	144	0	0	11
Fareway Store #963 4220 16TH AVE SW	26	0	0	3
Grin N Goose 227 2ND AVE SE	0	0	0	0
Hy-Vee Drugstore #4 4825 JOHNSON AVE NW	30	0	0	1
Hy-Vee Food Store #1 1843 JOHNSON AVE NW	436	0	1	22
Sushi House 2665 EDGEWOOD PKWY SW	0	0	0	0
Thai Moon Restaurant 4362 16th AVE SW	1	0	0	0
The Cooler 4920 JOHNSON AVE NW	7	0	0	4
Tornado's Grub & Pub 315 14TH AVE SE	81	0	0	12



Council Agenda Item Cover Sheet

Submitting Department: Finance

Presenter at Meeting: Casey Drew
E-mail Address: c.drew@cedar-rapids.org

Phone Number/Ext.: 5097

Alternate Contact Person:
E-mail Address:

Phone Number/Ext.: 5007

Description of Agenda Item: Bills, payroll and funds
 Resolutions approving:

- a. Payment of bills. CIP/DID #FIN2016-01
- b. Payroll. CIP/DID #FIN2016-02

<p>EnvisionCR Element/Goal: Routine business - EnvisionCR does not apply</p>

Background: The bi-weekly listings of bills, payrolls and fund transfers have been examined and approved by the proper departments.

Action/Recommendation: Authorize the Finance Department to issue payments and payroll checks and transfer funds as per the resolution listings.

Alternative Recommendation: NA

Time Sensitivity: Normal

Resolution Date: 11-1-2016

Budget Information: NA

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the following payrolls have been examined and approved by the proper departments, therefore,

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

Department	Total	Department	Total
Aquatics Operation	\$ 3,879.60	Parks Operations	\$ 27,447.84
Golf Operations	\$ 10,552.30	Recreation	\$ 7,757.64
		Grand Total	\$ 49,637.38

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Water

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

Phone Number/Ext.: 5281

Alternate Contact Person: Kevin Kirchner
E-mail Address: k.kirchner@cedar-rapids.org

Phone Number/Ext.: 5902

Description of Agenda Item: Intent and levy assessments

Intent to Assess – Utilities-Water Division – delinquent municipal utility bills – 29 properties.
 CIP/DID #WTR110116-001

Routine business - EnvisionCR Does not apply

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 lien delinquent municipal utility bills by council resolution and collect the delinquent municipal bills by another process or system.

Time Sensitivity: Normal

Resolution Date: 11/01/16

Budget Information: N/A

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

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 6th day of December, 2016 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 11:00 a.m., December 6, 2016.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG

LIEN INTENTS (SPECIAL ASSESSMENTS) 11/01/16

LIEN INTENTS 11/01/16			
#	Balance Due	Premise Address	
1	\$ 158.19	218 8TH AVE SW	
2	\$ 166.31	229 SINCLAIR AVE SE	
3	\$ 157.78	330 36TH ST NE	
4	\$ 219.94	363 16TH ST SE	
5	\$ 158.03	383 17TH ST SE	
6	\$ 96.78	861 DANIELS ST NE - REAR	
7	\$ 271.58	1058 10TH AVE SE	
8	\$ 120.35	1121 21ST AVE SW	
9	\$ 50.91	1122 A AVE NW	
10	\$ 79.62	1233 32ND ST NE	
11	\$ 57.61	1421 1ST AVE SW	
12	\$ 101.53	1702 13TH AVE SW	
13	\$ 211.71	1831 RIDGEWOOD TER SE	
14	\$ 130.78	1847 B AVE NE	
15	\$ 62.57	2103 BEVER AVE SE	
16	\$ 66.04	2108 SUGAR CREEK DR NW #A	
17	\$ 196.00	2210 12TH ST SW	
18	\$ 94.29	2305 RIVER BLUFF DR NW #309	
19	\$ 39.05	2601 12TH AVE SW	
20	\$ 98.78	2918 JOHNSON AVE NW	
21	\$ 48.57	2919 OUTLOOK DR SW	
22	\$ 210.03	3109 STRATFORD LN SW	
23	\$ 149.55	3203 O AVE NW	
24	\$ 51.48	3629 BEL AIR DR SE	
25	\$ 67.89	3828 F AVE NW	
26	\$ 222.44	3924 B AVE NE	
27	\$ 87.72	5025 1ST AVE SW #16	
28	\$ 115.60	5029 LOUISA ST NE	
29	\$ 129.03	5743 OHIO ST SW	
	\$ 3,620.16	Grand Total	
	29	Number of Properties	
	\$ 39.05	Balance Due - Low	
	\$ 271.58	Balance Due - High	



Council Agenda Item Cover Sheet

Submitting Department: Water

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

Phone Number/Ext.: 5281

Alternate Contact Person: Kevin Kirchner
E-mail Address: k.kirchner@cedar-rapids.org

Phone Number/Ext.: 5902

Description of Agenda Item: Intent and levy assessments

Levy assessment – Utilities – Water Division – delinquent municipal utility bills – 30 properties.

CIP/DID #WTR092716-001

EnvisionCR Element/Goal: Routine business - EnvisionCR does not apply

Background:

The Utilities Department – Water Division is responsible for the billing and collection of municipal utility bills for water, sewer, storm sewer, solid waste and recycling services provided to our customers. The Utilities Department – Water Division initiates the Special Assessment process whenever delinquent utility balances are unpaid; collection efforts have been ignored; and active services have been terminated. After Council approves the Intent to Assess resolution, a Notice of Intent to Assess letter is mailed to the customer at least 30 days prior to this Special Assessment.

Below are the steps taken in typical situations:

- Friendly Reminder is mailed
- Final Notice is mailed
- Door Tag is placed at premise
- Services are terminated
- A Notice of Intent to Assess letter is mailed to the customer
- Special Assessment is approved by the City Council at least thirty days after the Intent to Assess letter is mailed

The Notice of Intent to Assess the properties was approved by City Council Resolution No. 1290-09-16 on September 27, 2016.

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

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

Alternative Recommendation (if applicable): The City Council could decide not to lien delinquent municipal utility bills by council resolution and collect the delinquent municipal bills by another process or system.

Time Sensitivity: Normal

Resolution Date: 11/01/16

Budget Information: N/A

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

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_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG

SPECIAL ASSESSMENTS (TO BE LIENED) 11/01/16

			SPECIAL ASSESSMENTS 11/01/16
			LIEN INTENTS 9/27/16
#		Balance Due	Premise Address
1		\$ 145.31	52 OKLAHOMA AVE SW
2		\$ 162.18	57 DEVONWOOD AVE SW
3		\$ 231.97	136 18TH ST NW
4		\$ 284.80	238 11TH ST NW
5		\$ 154.42	351 30TH ST SE
6		\$ 260.70	372 19TH ST SE
7		\$ 209.30	390 18TH ST SE
8		\$ 219.05	390 RED FOX RD SE
9		\$ 91.53	410 14TH ST SE
10		\$ 149.91	412 26TH ST SE
11		\$ 57.80	703 7TH ST SW
12		\$ 129.34	811 10TH ST SW
13		\$ 201.01	860 19TH ST SE
14		\$ 118.31	869 17TH ST SE
15		\$ 292.60	1156 O AVE NW
16		\$ 177.45	1210 B AVE NW
17		\$ 232.17	1211 WOODLAND CT NW
18		\$ 173.24	1339 MAPLEWOOD DR NE
19		\$ 199.55	1412 N ST SW
20		\$ 179.12	1429 6TH AVE SE
21		\$ 175.18	1627 WASHINGTON AVE SE
22		\$ 141.20	1639 29TH ST NE
23		\$ 80.46	1802 4TH AVE SE
24		\$ 67.91	1813 WOLF RIVER LN NW
25		\$ 212.90	1944 PARK AVE SE
26		\$ 290.21	2117 HIGH DR SE
27		\$ 101.39	2411 LINWOOD ST SW
28		\$ 100.56	3217 CIRCLE DR NE
29		\$ 133.61	5523 J ST SW
30		\$ 101.45	7414 WORCESTER RD, PALO IA
		\$ 5,074.63	Grand Total
		30	Number of Properties
		\$ 57.80	Balance Due - Low
		\$ 292.60	Balance Due - High



Council Agenda Item Cover Sheet

Submitting Department: Water

Presenter at Meeting: Steve Hershner

Phone Number/Ext.: 5281

E-mail Address: S.hershner@cedar-rapids.org

Alternate Contact Person: Bruce Jacobs

Phone Number/Ext.: 5913

E-mail Address: B.jacobs@cedar-rapids.org

Description of Agenda Item: Accept projects

Seminole River Bank Armoring project, final payment in the amount of \$9,602.62 and 2-year Performance Bond submitted by C.J. Moyna & Sons, Inc., (original contract amount was \$185,775.50; final contract amount is \$192,052.44).

CIP/DID #6250045-02

EnvisionCR Element/Goal: ProtectCR Goal 3: Maintain and provide quality services to the community.

Background: The City of Cedar Rapids obtains water through wells placed alongside the Cedar River. Raw water from the well fields is transmitted through raw water pipelines to two separate water treatment plants. Erosion in several locations in the City's Seminole Well Field is threatening the Seminole raw water transmission main, and eroding the roadway access along the well field.

The objective of the Project was to stabilize approximately 1500 feet of riverbank and provide adequate protection of at-risk City infrastructure.

There was one Change Order approved for this project in the amount of \$6,276.94.

Action/Recommendation: The Utilities Department – Water Division staff recommends that City Council approve the resolution to accept the project and Performance Bond and authorize issuance of the final retainage payment to C.J. Moyna & Sons, Inc. in the amount of \$9,602.62, thirty days after acceptance in accordance with Iowa Code.

Alternative Recommendation: None

Time Sensitivity: Action needed 11/01/2016

Resolution Date: 11/01/2016

Budget Information: The project will be coded to the following CIP fund: 553000-625-625000-6250045.

Local Preference Policy: No

Explanation: Capital Improvement Projects are not subject to local preference policy.

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Utilities Department – Water Division certifies construction contract work on the Seminole River Bank Armoring project (Contract No. 6250045-02) has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond, dated April 29, 2016 in the amount of \$185,775.50 covering said work, filed by C.J. Moyna & Sons, Inc. and executed by Merchants National Bonding, Inc., 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 Seminole River Bank Armoring public improvement project (Contract No. 6250045-02) 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 \$9,602.62 for final (retainage) payment to C.J. Moyna & Sons, Inc. 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	\$ 185,775.50
Change Order No. 1	<u>+ 6,276.94</u>
Final Contract Amount	\$ 192,052.44

The project was funded from the Utilities Department - Water Division FY2016 and FY2017 CIP budgets and coded to 553000-625-625000-6250045-N/A.

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_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Water Pollution Control

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

Phone Number/Ext.: 5281

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

Phone Number/Ext.: 5913

Description of Agenda Item: Accept projects Southbound Right-Turn Lane Iowa Highway 13 & Bertram Road project authorize issuance of final retainage payment in the amount of \$8,655.44 and approving the 2-year Performance Bond submitted by Central States Concrete (original contract amount was \$169,680; final contract amount is \$173,108.75).

CIP/DID #6150015-02

EnvisionCR Element/Goal: ProtectCR Goal 3: Maintain and provide quality services to the community.

Background: The City of Cedar Rapids Utilities Department wants to improve right turn safety on to Bertram Road from Iowa Highway 13. The project is intended to enhance the safety of through traffic on Highway 13, vehicles making deliveries to the WPCF and general traffic slowing to make a right turn on to Bertram Road from Highway 13.

There was one Change Order approved for this project. Change Order No.1 was in the amount of \$3,428.75. Original Contract amount before the Change Order was \$169,680; final Contract amount with the Change Order is \$173,108.75.

Action/Recommendation: 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 \$8,655.44 to Central States Concrete, thirty days after acceptance in accord with the State of Iowa Code.

Alternative Recommendation: None

Time Sensitivity: 11/01/2016

Resolution Date: 11/01/2016

Budget Information:

1. **Included in Current Budget Year.** Yes. The project will be funded from the FY2016 and 2017 Water Pollution Control 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 \$100,000 in the FY2016, and \$150,000 in the FY2017 Capital Improvement Projects budget for the Water Pollution Control Division for the Southbound Right Turn Lane, IA-13 and Bertram Rd project. The project will be coded to the following CIP fund: 553000-615-615000-x-x-6150015.
3. **Purchasing Department used or Purchasing Guidelines followed:** Yes, the project is being publicly bid as a Capital Improvement Project.

Local Preference Policy: No

Explanation: Capital Improvement Projects are not subject to local preference policy.

Recommended by Council Committee: (Click here to select)

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Utilities Department – Water Pollution Control Facility certifies contract work on the Southbound Right-Turn Lane Iowa Highway 13 & Bertram Road project (Contract No. 6150015-02) is substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond, dated March 21, 2016 in the amount of \$169,680 covering said work filed by Central States Concrete and executed by United Fire & Casualty Company provides a two-year correction period for defects in materials and workmanship, and

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 in the amount of \$8,655.44 to Central States Concrete, thirty days after acceptance in accord with the State of Iowa Code. The original contract amount was \$169,680; final contract amount is \$173,108.75.

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_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

Presenter at Meeting: Judy Lehman

Phone Number/Ext.: 5022

E-mail Address: j.lehman@cedar-rapids.org

Alternate Contact Person:

Phone Number/Ext.:

E-mail Address:

Description of Agenda Item: Purchases, contracts and agreements

Rental agreement with Koch Brothers for the rental of eleven Lanier digital copiers for the following city departments; Animal Control, Building Services, City Manager's Office, Airport, Engineering, Police and Water.

CIP/DID #PUR0916-052

EnvisionCR Element/Goal: Routine business - EnvisionCR does not apply
--

Background:

The proposed digital copiers are replacements for existing copiers and printers that have reached the end of their useful life.

	City Department (Location)	Make/Model	Price per Page Black & White	Price per Page Color
1	Animal Control	Lanier MPC2004	.02695	.069
2	Building Services	Lanier MP4054sp	.02695	n/a
3	City Manager Office	Lanier MP2554sp	.02695	n/a
4	Eastern Iowa Airport	Lanier MPC4504	.02695	.069
5	Engineering-Construction	Lanier MP4054sp	.02695	n/a
6	Police-Records	Lanier MPC4504	.02695	.069
7	Police Command Center	Lanier MPC2004	.02695	.069
8	Water-Meter Shop	Lanier MP301spf	.02695	n/a
9	Water-Distribution Vault	LanierMP301spf	.02695	n/a
10	Water-Copy Room	Lanier Mp4054sp	.02695	n/a
11	Water-Engineering	Lanier MPC4504	.02695	.069

These rental agreements will be for a period of 60 months. The cost per copy is based upon the size of the machine and the anticipated volume. The cost per copy includes all service, parts, labor and toner.

The City has standardized to Lanier copiers. Koch Brothers extends the pricing to all political subdivisions, including the City, from the University of Iowa contract number 14428.

Per Iowa law, a notice was published of the proposed action and the time and place of the meeting which the council proposes to take action (November 1, 2016). At that meeting, council shall receive any oral or written objections to the action.

Action/Recommendation: Authorize the City Manager and the City Clerk to execute a Rental Agreement with Koch Brothers as described herein.

Alternative Recommendation: none

Time Sensitivity: medium

Resolution Date: 11-01-16

Budget Information: Department operating budgets

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, during its November 1, 2016 meeting, the Cedar Rapids City Council considered a proposal to enter into a term "cost per copy" agreement with Koch Brothers, 228 Northland Court NE, Cedar Rapids, Iowa 52402; and

WHEREAS, notice that the Cedar Rapids City Council would be considering this proposal had been published in the Cedar Rapids Gazette on October 29, 2016; and

WHEREAS, during this meeting, the Cedar Rapids City Council gave opportunity for interested parties to present information both for and against this proposal and otherwise received information concerning aspects of this proposed transaction; and

WHEREAS, information received by the Cedar Rapids City Council indicates that the term of the proposed rental agreement is shorter than the expected economic life of the property subject of the proposal; and

WHEREAS, the City of Cedar Rapids, Iowa desires to rent the copiers listed below from Koch Brothers for a period of 60 months at a flat cost per page rate.

	City Department (Location)	Make/Model	Price per Page Black & White	Price per Page Color
1	Animal Control	Lanier MPC2004	.02695	.069
2	Building Services	Lanier MP4054sp	.02695	n/a
3	City Manager Office	Lanier MP2554sp	.02695	n/a
4	Eastern Iowa Airport	Lanier MPC4504	.02695	.069
5	Engineering-Construction	Lanier MP4054sp	.02695	n/a
6	Police-Records	Lanier MPC4504	.02695	.069
7	Police Command Center	Lanier MPC2004	.02695	.069
8	Water-Meter Shop	Lanier MP301spf	.02695	n/a
9	Water-Distribution Vault	LanierMP301spf	.02695	n/a
10	Water-Copy Room	Lanier Mp4054sp	.02695	n/a
11	Water-Engineering	Lanier MPC4504	.02695	.069

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that based upon the facts as cited herein above, that the City Manager and the City Clerk are authorized to execute the agreement with Koch Brothers.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

Presenter at Meeting: Joy Huber
E-mail Address: j.huber@cedar-rapids.org

Phone Number/Ext.: 5886

Alternate Contact Person: Diane Muench
E-mail Address: d.muench@cedar-rapids.org

Phone Number/Ext.: 5023

Description of Agenda Item: Purchases, contracts and agreements
 Rescinding Resolution No. 0791-06-16, which authorized the contract for Fuel Products & Services with Consumers Cooperative Society for the Fleet Services Division due to Consumers Cooperative Society being unable to fulfill the contract.
 CIP/DID #PUR0416-176

EnvisionCR Element/Goal: Routine business - EnvisionCR does not apply
--

Background:

Consumers Cooperative Society was awarded the contract for Fuel Products & Services through Resolution No. 0791-06-16. Consumers Cooperative Society is unable to fulfill the terms of the contract and has terminated the contract, effective October 25, 2016.

The Fuel Products & Services contract will be awarded to Fauser Oil Co., Inc. under a separate resolution, to be effective October 25, 2016.

Action/Recommendation: Authorize the Mayor and the City Clerk to execute the resolution as described herein.

Alternative Recommendation:

Time Sensitivity: High

Resolution Date: November 1, 2016

Budget Information:

Local Preference Policy: Yes
Explanation: NA

Recommended by Council Committee: No
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids entered into a Contract with Consumers Cooperative Society for the purchase and delivery of fuel products through Resolution No. 0791-06-16; and

WHEREAS, Consumers Cooperative Society is unable to fulfill the contract and has terminated the contract; and

WHEREAS, the Fleet Services Division will present a resolution to Council to award a new contract to the next lowest responsive and responsible bidder, Fauser Oil Co., Inc.; and

WHEREAS, this Resolution is to rescind the award to Consumers Cooperative Society effective October 25, 2016.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Mayor and the City Clerk are authorized to execute the resolution as described herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

Presenter at Meeting: Joy Huber
E-mail Address: j.huber@cedar-rapids.org

Phone Number/Ext.: 5886

Alternate Contact Person: Diane Muench
E-mail Address: d.muench@cedar-rapids.org

Phone Number/Ext.: 5023

Description of Agenda Item: Purchases, contracts and agreements
 Contract with Fauser Oil Co., Inc. for Fuel Products & Services for the Fleet Services Division for an amount not to exceed \$3,800,000.
 CIP/DID #PUR0416-176

EnvisionCR Element/Goal: Routine business - EnvisionCR does not apply
--

Background:

Consumers Cooperative Society was awarded the contract for Fuel Products & Services through Resolution No. 0791-06-16. Consumers Cooperative Society is unable to fulfill the contract and has terminated the contract.

This resolution is to award the contract to Fauser Oil Co., Inc., the next lowest responsive and responsible bidder. This was an intergovernmental bid, and the Cedar Rapids/Linn County Solid Waste Agency and the Cedar Rapids School District piggyback onto the City's contract.

The contract will be in effect October 25, 2016 through June 30, 2018 for an amount not to exceed \$3,800,000. Fauser Oil Co., Inc. held their pricing firm from their bid submittal which was received and opened on May 4, 2016.

Action/Recommendation: Authorize the City Manager and the City Clerk to execute the Contract as described herein.

Alternative Recommendation:

Time Sensitivity: High

Resolution Date: November 1, 2016

Budget Information:

Local Preference Policy: Yes

Explanation: No certified local vendor submitted a bid

Recommended by Council Committee: No

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids Purchasing Services Division issued a Request for Bid for Fuel Products & Services on behalf of the Fleet Services Division; and

WHEREAS, the awarded Contractor is unable to fulfill the contract and has terminated the contract; and

WHEREAS, the Fleet Services Division desires to award a new contract to the next lowest responsive and responsible bidder, Fauser Oil Co., Inc.; and

WHEREAS, Fauser Oil Co., Inc. held their pricing firm from their bid submittal which was received and opened May 4, 2016; and

WHEREAS, this is an intergovernmental bid, and the Cedar Rapids/Linn County Solid Waste Agency and the Cedar Rapids School District piggyback onto the City's contract; and

WHEREAS, a contract has been prepared for Fauser Oil Co., Inc. for the contract period October 25, 2016 through June 30, 2018 for an amount not to exceed \$3,800,000.

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 authorized to execute the contract as described herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

Presenter at Meeting: Joy Huber
E-mail Address: j.huber@cedar-rapids.org

Phone Number/Ext.: 5886

Alternate Contact Person: Heather Mell
E-mail Address: h.mell@cedar-rapids.org

Phone Number/Ext.: 5117

Description of Agenda Item: Purchases, contracts and agreements
 Fleet Services Division purchase of one (1) used 2014 John Deere 6115m tractor from Cross Implement in the amount of \$75,500.
 CIP/DID #PUR0916-058

EnvisionCR Element/Goal: Routine business - EnvisionCR does not apply
--

Background:

Purchasing Services solicited bids of behalf of the Fleet Services Division for a used tractor and received 4 bids back. Cross Implement was the lowest bidder to meet the specifications with their total bid of \$75,500.

Bids were received from:

P&K Midwest (1 of 2) did not meet specifications	Hiawatha, IA	\$71,500
Cross Implement	Minier, IL	\$75,500
Bodensteiner Implement	Rowley, IA	\$75,559.31
P&K Midwest (2 of 2)	Hiawatha, IA	\$84,153.28

Action/Recommendation: Authorize the Fleet Service Division to purchase the used tractor as described herein.

Alternative Recommendation:

Time Sensitivity: low

Resolution Date: November 1, 2016

Budget Information: 073-073000-073002

Local Preference Policy: Yes

Explanation: Local Preference did not affect award.

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids Purchasing Services Division issued a Request for Bid for the purchase of one (1) used tractor on behalf of the Fleet Services Division; and

WHEREAS, bids were received from four Vendors; and

WHEREAS, the Fleet Services Division recommends that this bid be awarded to Cross Implement as the overall lowest responsive and responsible bidder, in the amount of \$75,500.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Fleet Services Division is authorized to purchase the used tractor as described herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

Presenter at Meeting: Kathy Bierman

Phone Number/Ext.: 5973

E-mail Address: k.bierman@cedar-rapids.org

Alternate Contact Person: Diane Muench

Phone Number/Ext.: 5023

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

Description of Agenda Item: Purchases, contracts and agreements

Amendment No. 3 to the contract with Tanner Industries, Inc. for Anhydrous Ammonia for the Water Division to reflect the additional cost of anhydrous ammonia delivered for an amount not to exceed \$25,000 (original contract amount was \$90,000; total contract amount with this amendment is \$115,000)

CIP/DID #1014-082

EnvisionCR Element/Goal: Routine business - EnvisionCR does not apply
--

Background:

Tanner Industries, Inc. provides and delivers anhydrous ammonia to the Water Treatment Plans. Due to an increase in volume of the deliveries, an additional \$25,000 is being added to the contract.

Action/Recommendation: Authorize the City Manager and the City Clerk to execute Amendment No. 3 as described herein.

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: November 1, 2016

Budget Information: 531104-621-621001

Local Preference Policy: Yes

Explanation: NA

Recommended by Council Committee: No

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Tanner Industries, Inc. are parties to a contract for the annual as-needed purchase and delivery of anhydrous ammonia for the Water Division; and

WHEREAS, both parties have agreed to amend the contract to reflect an increase in volume of anhydrous ammonia delivered in the amount of \$25,000; and

WHEREAS, the annual not to exceed amount for this contract renewal period (01/01/2016 - 12/31/2016) shall increase from \$90,000 to \$115,000; and

WHEREAS, the history of the contract to date is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1686-12-14	01/01/15 - 12/31/15
Amendment No. 1 to renew Contract	Resolution No. 1796-12-15	01/01/16 - 12/31/16
Amendment No. 2 for volume of product	Resolution No. 1706-12-16	Effective 11/01/15
Amendment No. 3 for volume of product	Pending	Effective 10/12/16

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 authorized to execute Amendment No. 3 to amend the contract as described herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Finance

Presenter at Meeting: Casey Drew
E-mail Address: c.drew@cedar-rapids.org

Phone Number/Ext.: 286-5097

Alternate Contact Person: Yvonne Aubrey
E-mail Address: y.aubrey@cedar-rapids.org

Phone Number/Ext.: 286-5008

Description of Agenda Item: CONSENT AGENDA

Resolution authorizing purchase of stop loss insurance coverage from Wellmark for the City of Cedar Rapids medical plan in the amount of \$312,579.

CIP/DID #FIN2016-23

EnvisionCR Element/Goal: Routine business - EnvisionCR does not apply
--

Background: The City of Cedar Rapids entered into an agreement with Holmes Murphy as a benefit consultant. Holmes Murphy, on behalf of the City, solicited renewal quotes for stop loss insurance for the City's self-insured health fund. Stop loss insurance provides an advantage to the City's risk financing program by reducing its exposure to large losses and smoothing the uncertainty of the cost of catastrophic loss.

The cost for the expiring stop loss policy is \$18.33 per contract per month which equals approximately \$284,628 for 2016. The renewal policy has the same coverage with an increase in price of 9.82% or 20.13 per contract per month for an estimated cost in 2017 of \$312,579. Through September of 2016 the policy has paid in excess of the specific deductible, \$155,824.

Action/Recommendation: City Council approve purchase of stop loss insurance coverage in the amount of \$312,579 for the calendar year January 1, 2017 to December 31, 2017.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: November 1, 2016

Budget Information: Risk Management Health Fund

Local Preference Policy: (Click here to select)

Explanation: NA

Recommended by Council Committee: (Click here to select)

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Holmes Murphy was instructed to solicit quotes for stop loss insurance coverage for the period of January 1, 2017 through December 31, 2017.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Department is authorized to issue payment to Wellmark Blue Cross/Blue Shield of Iowa in the amount of \$312,579 for stop loss health insurance coverage for the City of Cedar Rapids for the period of January 1, 2017 through December 31, 2017.

Funding will be from the Risk Fund budget (525105-013-013000).

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Finance

Presenter at Meeting: Casey Drew
E-mail Address: c.drew@cedar-rapids.org

Phone Number/Ext.: 286-5097

Alternate Contact Person: Yvonne Aubrey
E-mail Address: y.aubrey@cedar-rapids.org

Phone Number/Ext.: 286-5008

Description of Agenda Item: CONSENT AGENDA

Resolution authorizing payment of \$42,638.78 to be made to the Iowa Individual Health Reinsurance Association for annual assessment due November 18, 2016.

CIP/DID #FIN2016-24

EnvisionCR Element/Goal: Routine business - EnvisionCR does not apply
--

Background: The State of Iowa requires all public self-insured health insurance plans to be a member of the Iowa Individual Health Benefit Reinsurance Association and to help subsidize health insurance companies selling individual basic and standard benefit policies with a loss ratio above 90%.

Action/Recommendation: City Council approve payment of annual assessment to Iowa Individual Health Reinsurance Association in the amount of \$42,638.78.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: November 1, 2016

Budget Information:

Local Preference Policy: (Click here to select)
Explanation: NA

Recommended by Council Committee: (Click here to select)
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the State of Iowa requires all public self-insured health insurance plans to be a member of the Iowa Individual Health Benefit Reinsurance Association and to help subsidize health insurance companies selling individual basic and standard benefit policies with a loss ratio above 90%, and,

WHEREAS, the Association has notified the City this year's assessment is \$42,638.78, now therefore,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that payment of \$42,638.78 be made to the Iowa Individual Health Reinsurance Association.

Funding will be from the Health Insurance Fund budget (542107-013-013000).

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Dave Wallace, PE

Phone Number/Extension: 5814

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

Alternate Contact Person: Loren Snell, PE

Phone Number/Extension: 5804

E-mail Address: l.snell@cedar-rapids.org

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing payment to Borst Brothers Construction, Inc. in an amount not to exceed \$75,000 for emergency services, including removal and replacement of sanitary sewer in the alley behind 417 1st Avenue SE (estimated contract amount is \$75,000).

CIP/DID #655990-00

EnvisionCR Element/Goal: ProtectCR Goal 3: Maintain and provide quality services to the community.

Background: This resolution covers the emergency purchase agreement with Borst Brothers Construction, Inc. to remove and replace a 9" clay sanitary sewer that has failed under the alley behind 417 1st Avenue SE. The sanitary sewer collapsed and could lead to backup of sanitary facilities for area businesses. This emergency project replaced the old sanitary sewer with a new PVC pipe to reinstate service to these customers.

Action/Recommendation: The Public Works Department recommends approval of the resolution authorizing payment to Borst Brothers Construction, Inc. for the emergency repair to the alley sanitary sewer.

Alternative Recommendation: None

Time Sensitivity: Normal

Resolution Date: November 1, 2016

Budget Information: CIP 655999 NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the existing 9" sanitary sewer under the alley behind 417 1st Avenue SE has failed, and

WHEREAS, the Public Works Department deemed this to be an emergency and therefore contacted three companies to remedy this emergency situation and Borst Brothers Construction, Inc. was only company that could respond quickly, and

WHEREAS, Borst Brothers Construction, Inc. will complete the work which consists of replacement of the existing sanitary sewer line and restoring the site after the work is complete, for an amount not to exceed \$75,000, and

WHEREAS, the funding for this emergency project is Fund 655, Dept ID 655000, Project 655999 NA.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City of Cedar Rapids Finance Director is authorized and directed to issue payment to Borst Brothers Construction, Inc. in the amount not to exceed \$75,000 for the emergency services performed and described herein.

PASSED_DAY_TAG

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MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Nate Kampman, PE
E-mail Address: n.kampman@cedar-rapids.org

Phone Number/Extension: 5628

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

Phone Number/Extension: 5153

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of Amendment No. 3 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. specifying an increased amount not to exceed \$12,471 for design services in connection with the 4th Avenue SE and 5th Avenue SE from 3rd Street to 5th Street – Street Design Services project (original contract amount was \$60,322; total contract amount with this amendment is \$116,693).

CIP/DID # 3012068-01

EnvisionCR Element/Goal: ConnectCR Goal 4: Improve the function and appearance of our key corridors.

Background: The City Council authorized execution of the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. on July 9, 2013. Portions of 4th Avenue SE and 5th Avenue SE were converted from one-way to two-way traffic with the Ground Transportation Center Flood Recovery project. In addition, the City Council authorized an Agreement for Preliminary Engineering Services with the Union Pacific Railroad to design and estimate the cost for revising the rail signals for the 2nd Avenue, 3rd Avenue, 4th Avenue, and 5th Avenue crossings for conversion of these streets from one-way to two-way traffic on June 9, 2015.

The Storm Sewer Master Plan being prepared by HDR Engineering, Inc. has identified the existing storm sewer on 5th Street SE from 4th Avenue to 5th Avenue as undersized and is a pinch point in the storm sewer system. Amendment No. 3 provides additional design services to provide the following improvements for this project:

- Upgrading of the storm sewer on 5th Street SE from 4th Avenue to 5th Avenue from an 18" storm sewer to a 30" storm sewer.
- Potholing for water main and other utilities to upgrade the 5th Street SE storm sewer.

Action/Recommendation: The Public Works Department recommends adoption of the resolution authorizing execution of Amendment No. 3 of the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. specifying an increased amount not to exceed \$12,471.

Alternative Recommendation:

The City of Cedar Rapids does not currently have the staff resources to design this project internally. The alternatives are to delay a project City staff is currently designing or delay the project until City Staff has the resources available to proceed with design.

Time Sensitivity: Normal

Resolution Date: November 1, 2016

Budget Information: CIP No. 304461, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City Council authorized execution of the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. in connection with the 4th Avenue SE and 5th Avenue SE from 3rd Street to 5th Street – Street Design project on July 9, 2013, and

WHEREAS, the City desires to provide additional design services to upgrade the existing storm sewer on 5th Street SE from 4th Avenue to 5th Avenue,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk are authorized to sign Amendment No. 3 to the engineering consultant agreement with Anderson-Bogert Engineers & Surveyors, Inc. for an amount not to exceed \$12,471 for the 4th Avenue SE and 5th Avenue SE from 3rd Street to 5th Street – Street Design Services project (CIP No. 3012068-01). A summary of the contract amendments for this contract is as follows:

Original Contract Amount:	\$60,322
Amendment No. 1	\$3,500
Amendment No. 2	\$40,400
Amendment No. 3	<u>\$12,471</u>

Amended Contract Amount	\$116,693
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General ledger coding for this amendment to be as follows:

Fund 304, Dept ID 304100, Project 304461, NA	\$12,471
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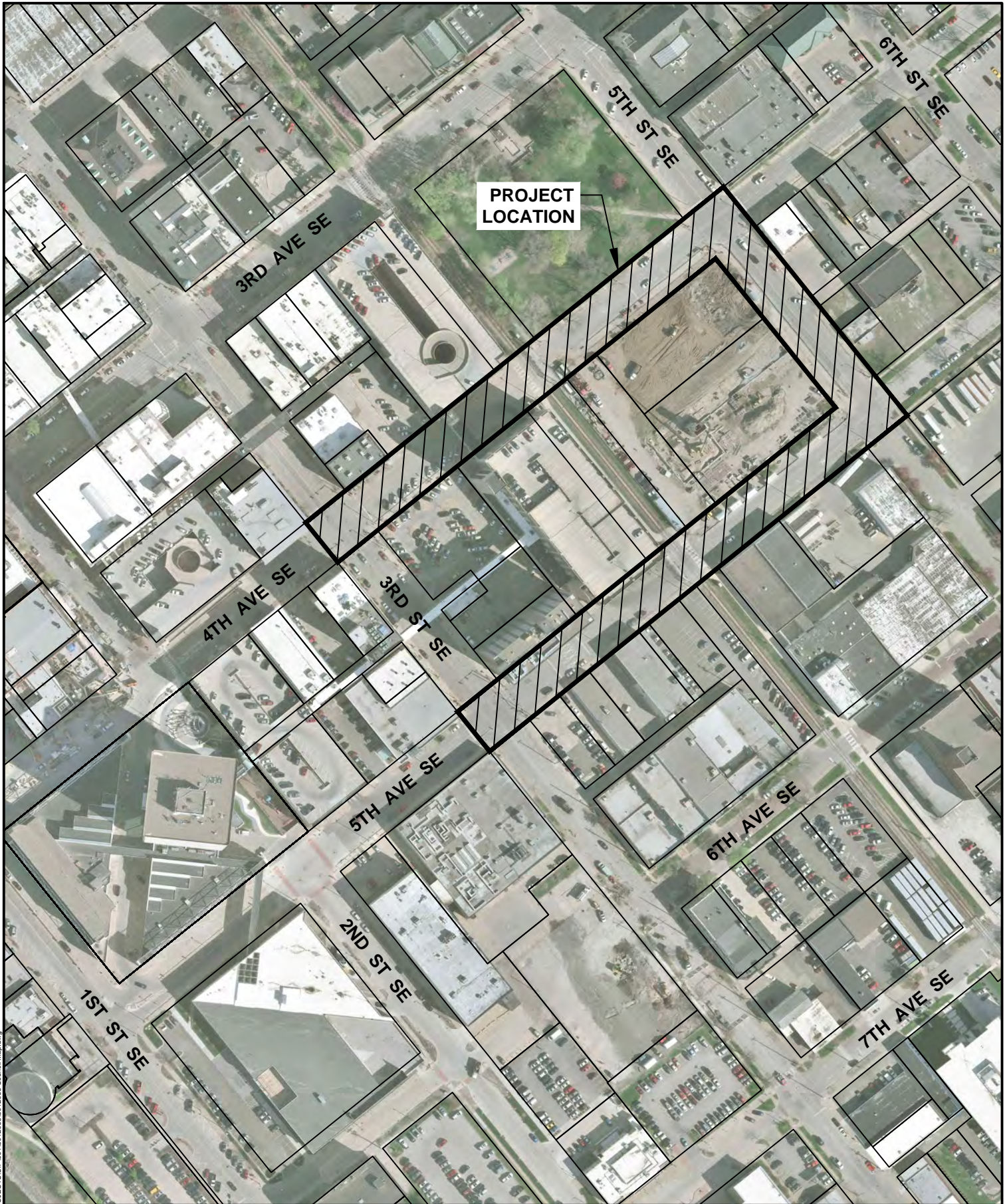
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MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



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Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Sandy Pumphrey, PE, CFM

Phone Number/Extension: 5363

E-mail Address: s.pumphrey@cedar-rapids.org

Alternate Contact Person: Dave Wallace, PE

Phone Number/Extension: 5814

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

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of a Professional Services Agreement with HDR Engineering, Inc. for an amount not to exceed \$126,329 for consulting services in connection with the Stormwater Master Plan FY17 Update project.

CIP/DID #304355-04

EnvisionCR Element/Goal: ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

Background: The City recently updated its Stormwater Master Plan during FY16, which hadn't been updated since 1998. The Stormwater Master Plan is being used to assess the function of the City's stormwater management system, and will aid in the selection of capital improvement projects and policy recommendations. With this update, the document was planned to be updated each year. Activities to be undertaken within this next fiscal year include:

- Study and strategy regarding provision of stormwater infrastructure for growth areas;
- Study and strategy regarding implementation of green infrastructure to reduce flooding and improve water quality.
- Assistance with grant applications and administration to support capital improvements.

Action/Recommendation: The Public Works Department recommends adopting the resolution authorizing execution of a professional services agreement with HDR Engineering, Inc.

Alternative Recommendation:

The City of Cedar Rapids does not currently have the staff resources to implement this work internally. The alternatives are to delay a project City staff is currently designing or delay the project until City Staff has the resources available to proceed with this work.

Time Sensitivity: Normal

Resolution Date: November 1, 2016

Budget Information: 304 fund

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: Yes

Explanation: Infrastructure Committee Recommendation at August 16, 2016 meeting.

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the 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 City Engineer has determined HDR Engineering, Inc. is qualified to provide those services and they are able to perform those services in a timely manner for an amount not to exceed \$126,329, and

WHEREAS, the City Engineer recommends the City enter into Contract No. 304355-04 with the firm noted herein, and

WHEREAS, the City Council has allocated funds for Stormwater Master Plan FY17 Update (Contract 304355-04 NA), now therefore

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.

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LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Sandy Pumphrey, PE, CFM

Phone Number/Extension: 5363

E-mail Address: s.pumphrey@cedar-rapids.org

Alternate Contact Person: Dave Wallace, PE

Phone Number/Extension: 5814

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

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of a Professional Services Agreement with HDR Engineering, Inc. for an amount not to exceed \$225,216 for consulting services in connection with the Sanitary Sewer Master Plan FY17 Update project.

CIP/DID #6550016-02

EnvisionCR Element/Goal: ProtectCR Goal 3: Maintain and provide quality services to the community.

Background: The City recently updated its Sanitary Sewer Master Plan during FY16, which hadn't been updated since 1998. The Sanitary Sewer Master Plan is being used to assess the function of the City's sanitary sewer collection system, and will aid in the selection of capital improvement projects and policy recommendations. With this update, the document was planned to be updated each year. Activities to be undertaken within this next fiscal year include:

- Study and strategy regarding provision of sanitary sewer collection system infrastructure for growth areas
- Focused study on Morgan Creek Lift Station sewershed for Inflow and Infiltration (I & I) reduction.
- Assistance for formation of a Private Service Lateral program to reduce I & I across the City.

Action/Recommendation: The Public Works Department recommends adopting the resolution authorizing execution of a professional services agreement with HDR Engineering, Inc.

Alternative Recommendation: The City of Cedar Rapids does not currently have the staff resources to implement this work internally. The alternatives are to delay a project City staff is currently designing or delay the project until City Staff has the resources available to proceed with this work.

Time Sensitivity: Normal

Resolution Date: November 1, 2016

Budget Information: 655 fund NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: Yes

Explanation: Infrastructure Committee Recommendation at August 16, 2016 meeting.

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the 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 City Engineer has determined HDR Engineering, Inc. is qualified to provide those services and they are able to perform those services in a timely manner for an amount not to exceed \$225,216, and

WHEREAS, the City Engineer recommends the City enter into Contract No. 6550016-02 with the firm noted herein, and

WHEREAS, the City Council has allocated funds for Sanitary Sewer Master Plan FY17 Update (Contract 6550016-02 NA), now therefore

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_DAY_TAG

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MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Public Works

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

Phone Number/Extension: 5141

Alternate Contact Person: Jennifer Selby, PE
E-mail Address: j.selby@cedar-rapids.org

Phone Number/Extension: 5622

Description of Agenda Item: Purchases, contracts and agreements
 Resolution authorizing execution of Amendment No. 1 to the Professional Services Agreement with HR Green, Inc. specifying an increased amount not to exceed \$27,190 for design services in connection with the Memorial Drive SE from Mount Vernon Road to McCarthy Road Pavement Rehabilitation project (original contract amount was \$192,271; total contract amount with this amendment is \$219,190) **(Paving for Progress)**.
 CIP/DID #3012153-01

EnvisionCR Element/Goal: ConnectCR Goal 4: Improve the function and appearance of our key corridors.

Background: This project will include pavement rehabilitation of Memorial Drive SE from Mount Vernon Road to McCarthy Road, including pavement patching, hot mix asphalt (HMA) overlay, and curb replacement to meet Americans with Disabilities Act (ADA) guidelines. As a part of the project, Orangeburg sanitary services, old intakes and water main will be replaced. This amendment increases the scope of services to include preparation of real estate acquisition documents.

Action/Recommendation: The Public Works Department recommends adoption of the resolution authorizing execution of Amendment No. 1 of the Professional Services Agreement with HR Green, Inc. specifying an increased amount not to exceed \$27,190.

Alternative Recommendation: The City of Cedar Rapids does not currently have the staff resources to design this project internally. The alternatives are to delay a project City staff is currently designing or delay the project until City Staff has the resources available to proceed with design.

Time Sensitivity: Normal

Resolution Date: November 1, 2016

Budget Information: 301/301000/3012153 SLOST

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City Engineer has determined it is in the best interest of the City to outsource some professional services relating to the project below, and

WHEREAS, the original contract Scope of Services did not include preparation of real estate acquisition documents, and

WHEREAS, it has since been determined that real estate acquisition documents will be required for construction of the project, and

WHEREAS, the City has requested additional services of the Consultant and the City and the Consultant agree to amend the Scope of Services as indicated in the original Agreement and City approved amendments,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that Amendment No. 1 to the engineering consultant agreement with HR Green, Inc. in the amount of \$27,190 for the Memorial Drive SE from Mount Vernon Road to McCarthy Road Pavement Rehabilitation project (3012153-01) is hereby approved, and the City Manager and City Clerk's execution of the amendment is hereby ratified and approved. A summary of the contract amendments for this contract is as follows:

Original Contract Amount:	\$192,271
Amendment No. 1	\$27,190
	<hr/>
Amended Contract Amount	\$219,461

General ledger coding for this amendment to be as follows:

Fund 301, Dept ID 301000 Project 3012153 (SLOST)	\$27,190
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MayorSignature

Attest:

ClerkSignature

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Cadd File Name: W:\PAVING FOR PROGRESS (LOST)\PROJECTS\3012153 - Memorial Dr Ir Mt Vernon to McCarthy Rd\3012153 Council Map.dwg



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Justin Holland
E-mail Address: j.holland@cedar-rapids.org

Phone Number/Extension: 5766

Alternate Contact Person: Jason Junk
E-mail Address: j.junk@cedar-rapids.org

Phone Number/Extension: 5724

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing Change Order No. 3 in the amount of \$28,944 with Jasper Construction Services, Inc. for the 8th Avenue and 16th Avenue Bridges over the Cedar River Expansion Joint Replacement project (original contract amount was \$294,225; total contract amount with this amendment is \$349,421). **(Paving for Progress)**
 CIP/DID #305130-02

EnvisionCR Element/Goal: ConnectCR Goal 4: Improve the function and appearance of our key corridors.

Background: This is a contract change order to adjust the contract price based on the actual quantities of completed work and additional work based on contractor quotes reviewed and accepted base on the scope of work. The unit prices remain the same as originally bid and the contract price is adjusted in accordance with the provisions specified in the terms and conditions. Additional sidewalk repair was performed to bring it up to ADA compliance.

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 3 submitted by Jasper Construction Services, Inc.

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

Time Sensitivity: Normal

Resolution Date: November 1, 2016

Budget Information: Dept ID 305000, Project 305093, NA
 Dept ID 305000, Project 305130, NA
 Dept ID 305000, Project 305130, SLOST

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to sign Change Order No. 3 in the amount of \$28,944 with Jasper Construction Services, Inc. for the 8th Avenue and 16th Avenue Bridges over the Cedar River Expansion Joint Replacement project, Contract No. 305130-02. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$289,225.00
Original Incentive Value	5,000.00
Change Order No. 1	15,560.00
Change Order No. 2	10,692.00
Change Order No. 3	<u>28,944.00</u>
Amended Contract Amount	\$349,421.00

General ledger coding for this Change Order to be as follows: \$28,944 305-305000-30585-305130

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MayorSignature

Attest:

ClerkSignature

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**8TH AND 16TH AVENUE BRIDGES OVER THE CEDAR RIVER
EXPANSION JOINT REPLACEMENT**



305093 & 305130



Council Agenda Item Cover Sheet

Submitting Department: Police

Presenter at Meeting: Sgt. Jeremy Paulsen
E-mail Address: j.paulsen@cedar-rapids.org

Phone Number/Ext.: 286-5403

Alternate Contact Person: Chief Wayne Jerman
E-mail Address: w.jerman@cedar-rapids.org

Phone Number/Ext.: 286-5374

Description of Agenda Item: Purchases, contracts and agreements
 Resolution authorizing the Mayor to execute a Cooperative Agreement for a federal match grant in the amount of \$96,800 to be used by the City to purchase body-worn cameras for Cedar Rapids Police Officers.
 CIP/DID #PD0013

EnvisionCR Element/Goal: ProtectCR Goal 3: Maintain and provide quality services to the community.

Background: An application was submitted requesting federal grant funds through the U.S. Department of Justice. The grant solicitation was: FY16 Body-Worn Camera Policy and Implementation Program: Implementation or Expansion of BWC Programs for Mid-Sized Agencies. Recently, the City/Police Department was notified that funds had been awarded in the amount of \$96,800 to be used to purchase body-worn cameras for Cedar Rapids Police Officers.

Action/Recommendation: The Police Department recommends the City Council authorize the Mayor to execute the Cooperative Agreement for the federal match grant to be used to purchase body-worn cameras for the Police Department

Alternative Recommendation: NA

Time Sensitivity: Immediate action is recommended in order to meet the acceptance deadline.

Resolution Date: November 1, 2016

Budget Information: NA

Local Preference Policy: (Click here to select)
Explanation: NA

Recommended by Council Committee: (Click here to select)
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids has been awarded a match grant by the U.S. Department of Justice, Office of Justice Programs, and

WHEREAS, the grant that has been awarded is the FY16 Body-Worn Camera Policy and Implementation Program: Implementation or Expansion of BWC Programs for Mid-Sized Agencies, and

WHEREAS, the City of Cedar Rapids will use the grant funds, in the amount of \$96,800, to purchase body-worn cameras and necessary accessories for the Cedar Rapids Police Department,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Mayor is hereby authorized to execute the Cooperative Agreement for the FY2016 Body-Worn Camera Grant Award (2016-BC-BX-K060).

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MayorSignature

Attest:

ClerkSignature

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Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Rob Davis, P.E.
E-mail Address: robd@cedar-rapids.org

Phone Number/Extension: 5808

Alternate Contact Person: Sandy Pumphrey, PE, CFM
E-mail Address: s.pumphrey@cedar-rapids.org **Phone Number/Extension:** 5363

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of the Application for Federal Assistance Form SF-424 and the submission of a grant application for the FY 2016 Economic Development Assistance Program with the Department of Commerce/ Economic Development Administration for the Cedar Rapids Pepsico Quaker Oats Flood Control System Project.
 CIP #3314300-00

EnvisionCR Element/Goal: ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

Background: The Economic Development Administration (EDA) has unspent disaster recovery funds earmarked for Iowa after the 2008 floods. Recently, the balance of these unspent funds were opened up to projects nationwide, and some of the funds have been approved to be spent outside of Iowa. In September 2016, City Staff has presented the Quaker Oats floodwall project to the EDA representative for Iowa. EDA staff indicated this Cedar Rapids project, which is nearly through the pre-construction design phase, may qualify to use the remaining funds. The grant fund balance is estimated between \$1.5 million and \$2 million. The City was encouraged to submit an application as soon as possible.

The main caveat with accepting these EDA funds is that the City would have to commit to the funding the rest of the \$18 million Quaker Oats floodwall/water transmission main/Union Pacific RR gate/pump station project. This project has been slated for 2018/2019 construction with all GRI funds. So, any influx of outside grant funds will help the overall financial ability of the FCS system, because displaced GRI funds could be directed elsewhere along the Cedar River FCS.

Part of the City strategy with east side FCS projects is to get portions built ASAP. In addition to the obvious ability to protect from floods, this work essentially removes work from the Army Corps project and reduces the amount and cost of the remaining work the Army Corps has to do. In turn, because the Benefits stay similar, the City raises the overall East Side FCS Benefit/Cost (B/C) ratio; in order to better position this project for Army Corps funding appropriation from Congress. The upside to this approach is it may get the project Army Corps funding, but the downside is the funding will be less than the maximum eligible amount. Since that maximum eligible amount hasn't been appropriated, and doesn't seem likely, this approach seems appropriate. The current target is to reduce the east side costs to the Army Corps by 1/3, so that the B/C ration increases by 50%. The City should try and use as much non-GRI funds for this strategy as possible to preserve GRI funds for the balance of the entire system. Hence, this EDA application is a worthy one.

Action/Recommendation: The Public Works Department recommends execution the EDA grant application.

Alternative Recommendation: Defer the Quaker Oats FCS project until US Army Corps funding becomes available.

Time Sensitivity: High. Grant funds are competitive to the first submittals

Resolution Date: November 1, 2016

Budget Information: CIP No. 3314300

Local Preference Policy: NA

Explanation: The Buy Local policy does not apply to Public Improvements

Recommended by Council Committee: NA

Explanation: The grant was explained to the Flood Control Committee, but they did not vote on it.

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Cedar River Flood Control System (FCS) project will traverse the Quaker Oats property in Cedar Rapids, and

WHEREAS, the Economic Development Administration (EDA) of the US Department of Commerce has disaster recovery funding remaining in an amount estimated to be \$1.5 million to \$2 million in a competitive program originally intended for Iowa's 2008 flood recovery, and

WHEREAS, the City staff has presented the Quaker Oats FCS project to EDA staff, who indicated this project would be a candidate for said funding, and

WHEREAS, EDA recommended that any application from the City be submitted as soon as possible because the program funds have been opened up to nationwide projects, and

WHEREAS, with this grant, the City would have to commit to fund the balance of the Quaker Oats FCS, and

WHEREAS, with the City of Cedar Rapids is preparing to construct the Quaker Oats FCS project with GRI funds in advance of US Army Corps of Engineers funding appropriation by Congress, and

WHEREAS, the Flood Control Program Manager recommends the City submit an application to EDA for said grant,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager or designee is authorized to sign the Application for Federal Assistance Form SF-424 and submit a grant application for the FY2016 Economic Development Assistance Program with the Department of Commerce/ Economic Development Administration for the Cedar Rapids Pepsico Quaker Oats Flood Control System Project.

BE IT FURTHER RESOLVED that the City of Cedar Rapids commits the required GRI to complete the estimated \$18 million Quaker Oats Flood Control System project.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Public Works

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

Phone Number/Extension: 5363

Alternate Contact Person: Dave Wallace, PE
E-mail Address: d.wallace@cedar-rapids.org

Phone Number/Extension: 5814

Description of Agenda Item: Purchases, contracts and agreements
 Resolution authorizing submission of a Water Quality Initiative – Urban Conservation Projects grant application to the Iowa Department of Agriculture and Land Stewardship (IDALS) to assist with the funding of water quality initiatives in connection with the 6th Street SW Reconstruction from 33rd Avenue to 15th Avenue project.
 CIP/DID #301695-00

EnvisionCR Element/Goal: GreenCR Goal 1: Be stewards for the environment, promoting economic and social growth while restoring the relationship between the city and the natural environment.

Background: City Staff have identified the potential for a flood mitigation and water quality practice(s) as part of an existing Paving for Progress project that appears to meet the objectives of this grant program and stormwater goals under iGreenCR.

Action/Recommendation: Staff recommends the City Council authorize execution of the pre-application (due December 9, 2016), resulting grant application, and other associated documentation necessary for the grant.

Alternative Recommendation: Not proceed with the project

Time Sensitivity: The deadline for this grant pre-application is December 9, 2016.

Resolution Date: November 1, 2016

Budget Information: 301695 SLOST 6th Street SW Improvements - A 50% match is required, which will be in the form of monies already budgeted for the PFP project.

Local Preference Policy: NA

Explanation: This is a grant, and is not yet tied to a procurement process

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, through the iGreenCR initiative, the City of Cedar Rapids is committed to “implementing practices designed to reduce runoff and convey less polluted water into our creeks”, and

WHEREAS, the Iowa Department of Agriculture and Land Stewardship (IDALS), hereafter “Grantor”, has advertised a grant opportunity that aligns with that goal, and

WHEREAS, City Staff have identified the potential for a flood mitigation and water quality practice(s) as part of the existing Paving for Progress project, 6th Street SW Reconstruction from 33rd Avenue to 14th Avenue, that appears to meet the objectives of this grant program and stormwater goals under iGreenCR, and

WHEREAS, the portion of the match provided by the City would be 50%, and

WHEREAS, the grant, if awarded, will require a signed contract with the grantor, now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the City Manager and City Clerk authorize submission of the Water Quality Initiative – Urban Conservation Projects pre-application due December 9, 2016 and resulting grant application to the Iowa Department of Agriculture and Land Stewardship in connection with the 6th Street SW Reconstruction from 33rd Avenue to 14th Avenue project, and

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the City Manager and City Clerk are authorized to sign and take future action pertaining to this grant with the Iowa Department of Agriculture and Land Stewardship (IDALS) associated with this project.

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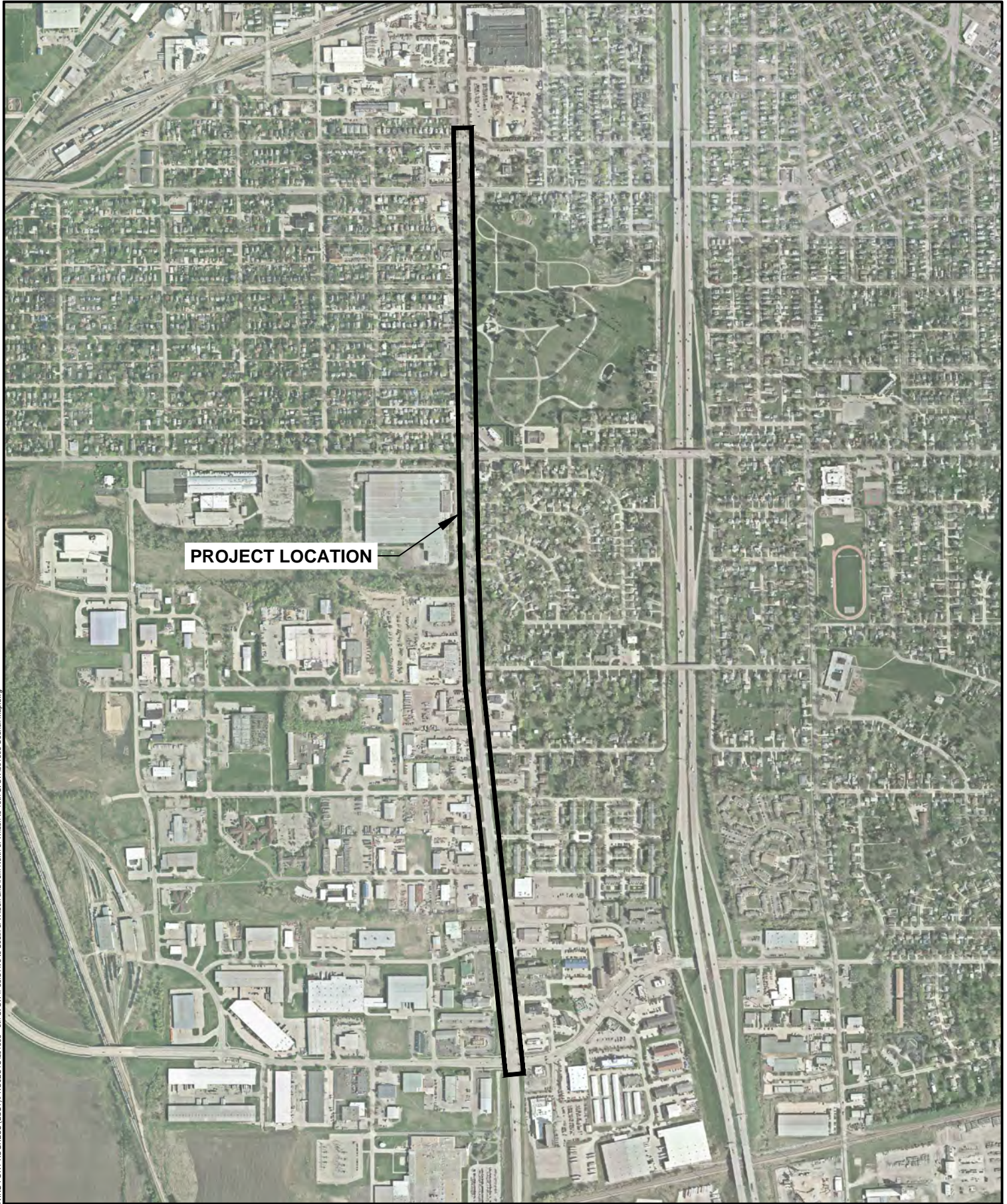
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MayorSignature

Attest:

ClerkSignature

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PROJECT LOCATION

**6TH STREET SW FROM 33RD AVENUE TO 15TH AVENUE
RECONSTRUCTION**





Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Nate Kampman, PE
E-mail Address: n.kampman@cedar-rapids.com

Phone Number/Extension: 5628

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

Phone Number/Extension: 5153

Description of Agenda Item: Purchases, contracts and agreements
 Resolution terminating Agreement No. 2014-16-247 between the Iowa Department of Transportation (IDOT) and the City of Cedar Rapids in the amount of \$1,500,000 for a Complete Streets project on Collins Road (IA 100) from East of Northland Avenue NE to Twixt Town Road NE project.
 CIP/DID # 301446-00

EnvisionCR Element/Goal: ConnectCR Goal 3: Establish a network of complete streets.

Background:

The estimated construction cost for the Collins Road (IA 100) Phase 1 Complete Streets Project from East of Northland Avenue to Twixt Town Road is \$11 million dollars with an estimated construction period of three years. The project included a Lindale Drive undercrossing of Collins Road that would require the City to maintain a bridge on Collins Road, mechanically stabilized earth retaining walls to hold up Collins Road, and a 167 ft. long reinforced concrete box culvert under the Collins Crossing entrance on the north side of Collins Road, that would obligate the City to substantial maintenance costs.

In January 2015 the City Council adopted a Comprehensive Plan for the City of Cedar Rapids, entitled EnvisionCR, and coupled with the City Council community goals, provide a focus on people-first infrastructure improvements. The City Council approved a Resolution of Support of the Re-scoping of the Collins Road (IA 100) Phase 1 Complete Streets Project from East of Northland Avenue to Twixt Town Road (Resolution No. 0411-04-16) on April 12, 2016.

The City Council approved a Resolution on October 25, 2016 approving Supplemental Agreement No. 4 to the Contract for Professional Services with HR Green that provides for the re-scoping of the project without the Lindale Drive undercrossing of Collins Road. The re-scoped project eliminates the reduction in vehicle delays that provided the justification for the Iowa Clean Air Attainment Program grant funding.

Action/Recommendation: The Public Works Department recommends approving the resolution terminating the Iowa Clean Air Attainment Program Agreement No. 2014-16-247 with the Iowa Department of Transportation in connection with the Collins Road (IA 100) from East of Northland Avenue NE to Twixt Town Road NE project, previously approved by Resolution No. 0123-01-14.

Alternative Recommendation:

There is no alternative recommendation. The City Council has approved re-scoping of this project by approval of Supplemental Agreement No. 4.

Time Sensitivity: Normal

Resolution Date: November 1, 2016

Budget Information: CIP No. 301446, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: Yes

Explanation: Background for the proposed and re-scoped project was presented at the March 1, 2016 Infrastructure Committee meeting.

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Resolution No. 0123-01-14, dated and passed January 28, 2014, authorized execution of Iowa Clean Air Attainment Program Agreement No. 2014-16-247 with the Iowa Department of Transportation (IDOT) in the amount of \$1,500,000 for a Complete Streets Project in connection with the Collins Road (IA 100) from east of Northland Avenue NE to Twixt Town Road NE project (CIP No. 301446-00), and

WHEREAS, Resolution No. 0411-04-16, dated and passed April 12, 2016, approved a Resolution of Support for Re-scoping of the Collins Road (IA 100) Complete Streets Project from East of Northland Avenue to Twixt Town Road project, and

WHEREAS, the City has received reimbursement of \$10,250.76 from the Iowa Department of Transportation from the Clean Air Attainment Program for right-of-way expenses for this project,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that Agreement No. 2014-16-247 is hereby terminated, and

BE IT FURTHER RESOLVED, that the Iowa Department of Transportation be reimbursed \$10,250.76, upon submittal of an invoice from the Iowa Department of Transportation.

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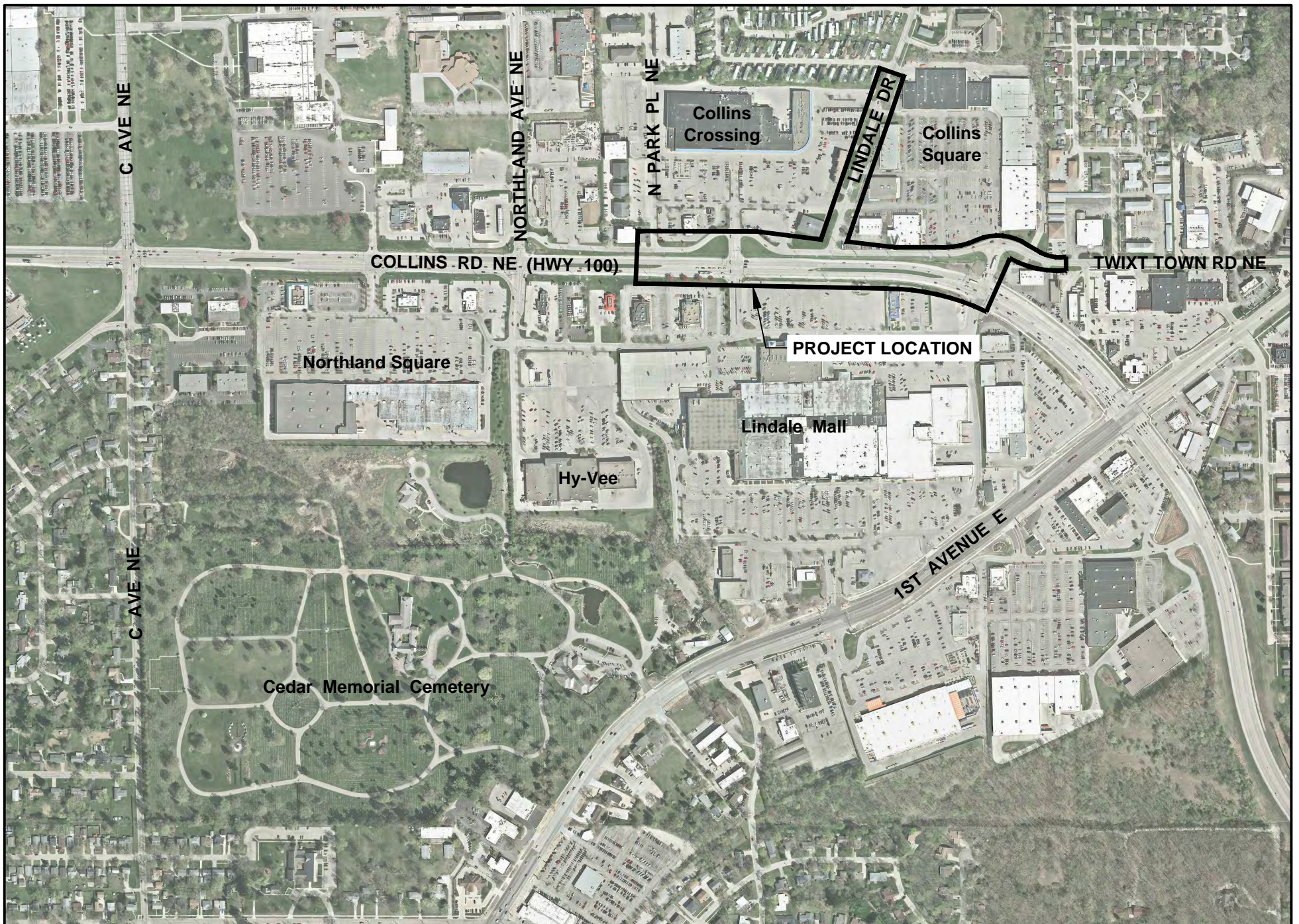
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MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG





Council Agenda Item Cover Sheet

Submitting Department: Community Development - Housing

Presenter at Meeting: Ali Suntken
E-mail Address: a.suntken@cedar-rapids.org

Phone Number/Ext.: 319 286-5893

Alternate Contact Person: Paula Mitchell
E-mail Address: p.mitchell@cedar-rapids.org

Phone Number/Ext.: 319 286-5852

Description of Agenda Item: Purchases, contracts and agreements
 Resolution rescinding Resolution No. 1366-10-16 for property at 5303 Dostal Drive SW authorizing execution of a Development Agreement with Thomas Dostal Developers, Inc. participating in the third round of the Single Family New Construction Program (**FLOOD**). CIP/DID #SFNC3-2016

EnvisionCR Element/Goal: StrengthenCR Goal 4: Create a city that is affordable and accessible to all members of the community.

Background: The resolution is to void a previous resolution related to a Development Agreement between Thomas Dostal Developers, Inc. and the City of Cedar Rapids in connection with the third round of the Single Family New Construction Program, known locally as ROOTs.

On October 11, 2016, City Council authorized execution of a Development Agreement with Thomas Dostal Developers, Inc. for the above listed property, for new construction of a single-family home through the ROOTs Program. Subsequent to this action, it was realized that there was a clerical error in the address on the Development Agreement.

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: November 1, 2016

Budget Information: NA

Local Preference Policy: NA

Recommended by Council Committee: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on October 11, 2016, the Cedar Rapids City Council executed Resolution No. 1366-10-16 authorizing a Development Agreement with Thomas Dostal Developers, Inc. for the third round of the City of Cedar Rapids' Single Family New Construction (SFNC) program; and

WHEREAS, per clerical error, the Development Agreement was executed for an incorrect property address; and

WHEREAS, the City and Developer have come to mutual agreement as to the terms and conditions of an Agreement to Terminate Development Agreement; and

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

1. Resolution No. 1366-10-16 is hereby rescinded.
2. The City Manager and City Clerk are hereby authorized to terminate the Development Agreement with Thomas Dostal Developers, Inc. for property at 5303 Dostal Drive SW.

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MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Community Development - Housing

Presenter at Meeting: Ali Suntken
E-mail Address: a.suntken@cedar-rapids.org

Phone Number/Ext.: 319 286-5893

Alternate Contact Person: Paula Mitchell
E-mail Address: p.mitchell@cedar-rapids.org

Phone Number/Ext.: 319 286-5852

Description of Agenda Item: Purchases, contracts and agreements
 Resolution authorizing execution of Development Agreement with Thomas Dostal Developers Inc. for property located at 5303 Mayfair Street SW participating in the third round of the Single Family New Construction Program (**FLOOD**).
 CIP/DID #SFNC3-2016

EnvisionCR Element/Goal: StrengthenCR Goal 4: Create a city that is affordable and accessible to all members of the community.

Background: The resolution for City Council consideration provides for the execution of a Development Agreement with the above listed developer and associated property through the third round of the Single Family New Construction Program, known locally as the ROOTs program. The property has been awarded through a competitive proposal process and the City and developers are ready to execute the Development Agreement to allow construction on the home to begin. To date, 54 such agreements for privately-owned property have been executed for the third round of the ROOTs program.

Highlights of the terms and conditions contained in the Development Agreement is 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 30 days of execution of the Agreement, and complete construction by December 30, 2016.
- 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 November 9, 2010, the City Council passed Resolution 1306-11-10 approving the administrative plan and local program guidelines for the third round of the Single Family New Construction Program (SFNC). The guidelines adopted in the administrative plan for the SFNC program limits redevelopment sites to private and City owned lots. The City believes that the

redevelopment of the Development Properties are in the best interests of the City and in accord with the public purposes and provisions of the applicable State and local laws and requirements under which the foregoing project has been undertaken and is being assisted.

A total of 226 properties have been identified by 23 developers in the third round of property allocation for this program.

Action/Recommendation: City staff recommends approval of the resolution

Alternative Recommendation: City Council may table and request additional information.

Time Sensitivity: NA

Resolution Date: November 1, 2016

Budget Information: NA

Local Preference Policy: NA

Recommended by Council Committee: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on November 9, 2010, the City Council passed Resolution 1306-11-10 approving the administrative plan and local program guidelines for the third round of the Single Family New Construction Program (SFNC); and

WHEREAS, the guidelines adopted in the administrative plan for the SFNC program limits redevelopment sites to private and City owned lots; and

WHEREAS, the Developer agrees to construct a single-family dwelling on the privately-owned property at 5303 Mayfair Street SW, 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 Thomas Dostal Developers, Inc. for property at 5303 Mayfair Street SW.

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MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Development Services

Presenter at Meeting: Joe Mailander

Phone Number/Ext.: 319 286-5822

E-mail Address: j.mailander@cedar-rapids.org

Alternate Contact Person: John Reasoner

Phone Number/Ext.: 319 286-5806

E-mail Address: j.reasoner@cedar-rapids.org

Description of Agenda Item: CONSENT AGENDA

Resolution authorizing acceptance of Warranty Deed for Ellis Road NW right-of-way dedication, a Street Right-of-way Reservation Agreement and Agreement to Dedicate Street Right-of-way by Wilmar Development Company for dedications along the south side of Ellis Road NW adjoining property located at 3500 Ellis Road NW.

CIP/DID #PLSV-023715-2016

<p>EnvisionCR Element/Goal: GrowCR Goal 2: Manage Growth.</p>
--

Background: Wilmar Development Company, an Iowa Corporation submitted the warranty deed and agreements to the City as a requirement of a request to prepare a Plat of Survey for division of the subject property. The dedications are in accordance with the Plat of Survey requirements.

The Development Services Department has reviewed the Warranty Deed for Ellis Road NW right-of-way dedication, Street Right-of-way Reservation agreement, and Agreement to Dedicate Street Right-of-way, by Wilmar Development Company, an Iowa Corporation.

Action/Recommendation: City staff recommends approval of the resolution.

Alternative Recommendation: City Council may table and request further information.

Time Sensitivity: NA

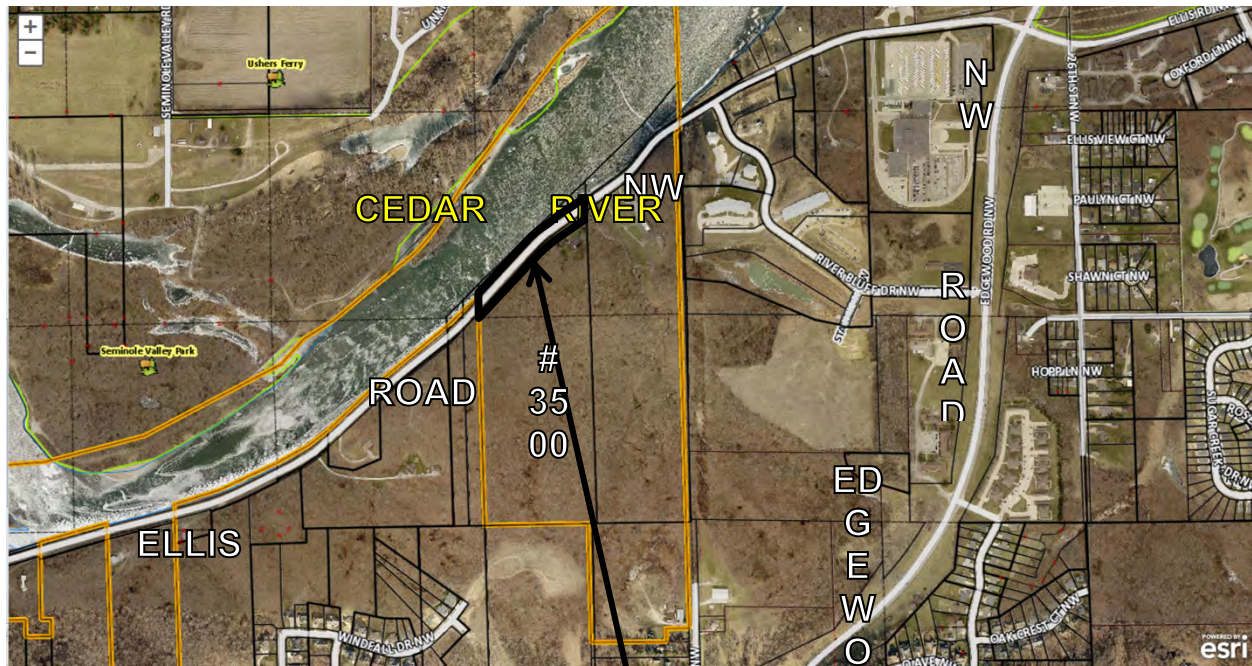
Resolution Date: November 1, 2016

Budget Information: NA

Local Preference Policy: NA

Recommended by Council Committee: NA

LOCATION MAP



Location of the Ellis Road NW right-of-way and reservation being dedicated

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, as a requirement of a request to prepare a Plat of Survey for division of property at 3500 Ellis Road NW, Wilmar Development Co., an Iowa Corporation, submitted to the City the following executed documents:

1. Warranty Deed for Ellis Road NW right-of-way dedication.
2. Street Right-of-way Reservation agreement.
3. Agreement to Dedicate Street Right-of-way.

WHEREAS, the deed and agreements as submitted are recommended for approval by the Development Services Department, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, accept the Warranty Deed, Street Right-of-way Reservation agreement, and Agreement to Dedicate Street Right-of-way noted above be and the same are hereby accepted and recorded in the Office of the Linn County Recorder.

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MayorSignature

Attest:

ClerkSignature

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Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Sarah Cook
E-mail Address: s.cook2@cedar-rapids.org

Phone Number/Extension: 5875

Alternate Contact Person: Rita Rasmussen
E-mail Address: r.rasmussen@cedar-rapids.org

Phone Number/Extension: 5807

Description of Agenda Item: Purchases, contracts and agreements
 Resolution authorizing execution of a Purchase Agreement in the amount of \$2,500 and accepting a Warranty Deed and a Temporary Grading Easement for Construction from Franklin Eugene Hanson from land located at 2658 Mount Vernon Road SE in connection with the Memorial Drive SE from Mount Vernon Road to Bever Avenue Roadway Improvements project **(Paving for Progress)**.
 CIP/DID # 301379-00

EnvisionCR Element/Goal: ConnectCR Goal 4: Improve the function and appearance of our key corridors.

Background: The City Council approved funding towards the Memorial Drive SE from Mount Vernon Road to Bever Avenue Roadway Improvements project.

The Right-of-Way and easement are required to accommodate the proposed roadway improvements. Compensation amounts proposed are based on an appraisal of the subject property, provided by a qualified appraiser and a review appraiser's recommendation hired by the City.

Action/Recommendation: The Public Works Department recommends adopting the resolution authorizing execution of a Purchase Agreement in the amount of \$2,500 and accepting a Warranty Deed and Temporary Grading Easment for Construction from Franklin Eugene Hanson.

Alternative Recommendation: Do not proceed with acquiring the proposed right-of-way and temporary grading easement for construction and direct City staff to abandon or reconfigure the roadway improvements.

Time Sensitivity: Normal

Resolution Date: November 1, 2016

Budget Information: 301/301000/301379 (SLOST)

Local Preference Policy: NA

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

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Public Works Director has determined the need for additional right-of-way and a temporary grading easement for construction exists in order to accommodate the proposed facilities, and

WHEREAS, Franklin Eugene Hanson, 3536 Elm Avenue SE, Cedar Rapids, Iowa 52403, OWNER of the real property known and described as:

See Attached Acquisition Plat

has agreed to convey the necessary right-of-way and temporary grading easement for construction at 2658 Mount Vernon Road SE, to the City of Cedar Rapids for consideration as follows:

Right-of-Way	\$2,000
Temporary Easement	\$500
TOTAL	<hr/> \$2,500

, and

WHEREAS, the Public Works Director recommends the City enter into an agreement to purchase the right-of-way and temporary grading easement for construction in accordance with the terms set forth in the Purchase Agreement, and

WHEREAS, the City Council has allocated Capital Improvement funds for the Memorial Drive SE from Mount Vernon Road to Bever Avenue Roadway Improvements project (Fund 301, Dept ID 301000, Project 301379),

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 Purchase Agreement as described herein, and

BE IT FURTHER RESOLVED that the Purchase Agreement and the Temporary Grading Easement for Construction are hereby accepted and thereafter filed with the City of Cedar Rapids Finance Director, and

BE IT FURTHER RESOLVED that the City of Cedar Rapids Finance Director be authorized to issue payment per the Allocation of Proceeds, and

BE IT FURTHER RESOLVED that the Warranty Deed and Groundwater Hazard Statement from Franklin Eugene Hanson be accepted and recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

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MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG

ACQUISITION PLAT - EXHIBIT "A"
PARCEL "A" OF PLAT OF SURVEY NO. 957 TO CEDAR RAPIDS, LINN COUNTY, IOWA

NOTE:
EXISTING EASEMENTS AS SHOWN ON THIS PLAT WERE PROVIDED BY CITY OF CEDAR RAPIDS AND MAY NOT BE RECORDED IN THE OFFICE OF THE LINN COUNTY RECORDER.

OWNER: Franklin E. Hanson
2658 Mt. Vernon Rd. SE

A tract of land within Parcel "A" of Plat of Survey Number 957 as recorded in Book 6223, Page 665-666 in the office of the Linn County Recorder, Cedar Rapids, Linn County, Iowa, with said tract being more particular described as follows: Commencing at the southwest corner of said Parcel "A"; thence North 89°45'29" East along the south line of said Parcel "A" a distance of 51.91 feet to the Point of Beginning; thence North 15°50'47" East, 9.03 feet; thence North 15°50'47" East, 58.04 feet to presently established west right-of-way line of Memorial Drive SE and the east line of said Parcel "A"; thence South 01°51'43" East (South 01°48'55" East-Record) along said west right-of-way line 40.09 feet to the beginning of a 20.00 foot (20.00 foot-Record) radius curve, concave westerly; thence southwesterly 31.98 feet (31.93 feet-Record) along the arc of said curve and said west right-of-way line with a chord that bears South 43°56'53" West, 28.68 feet (South 43°55'11" West, 28.64 feet-Record) to the presently established north right-of-way line of Mt. Vernon Road SE and the south line of said Parcel "A"; thence South 89°45'29" West (South 89°39'17" West-Record) along said south line 4.83 feet to the Point of Beginning. Containing 506 square feet, more or less.

LEGEND

- FND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/ YELLOW CAP #21420
- (XXXX) RECORD BEARING/DISTANCE
- △ SET SECTION CORNER AS NOTED
- R.O.W. ACQUISITION

DRAWN BY: mali
APPROVED: ADG
PRINT DATE: 6/29/2016
PRINT TIME: 4:23:21 PM

JOB NUMBER: 10130179.03
CIP#: 301379

COUNTY: LINN
TOWNSHIP: 83N
DATE OF SURVEY: AUGUST 2015
ACQUIRED IN THE NAME OF: THE CITY OF CEDAR RAPIDS

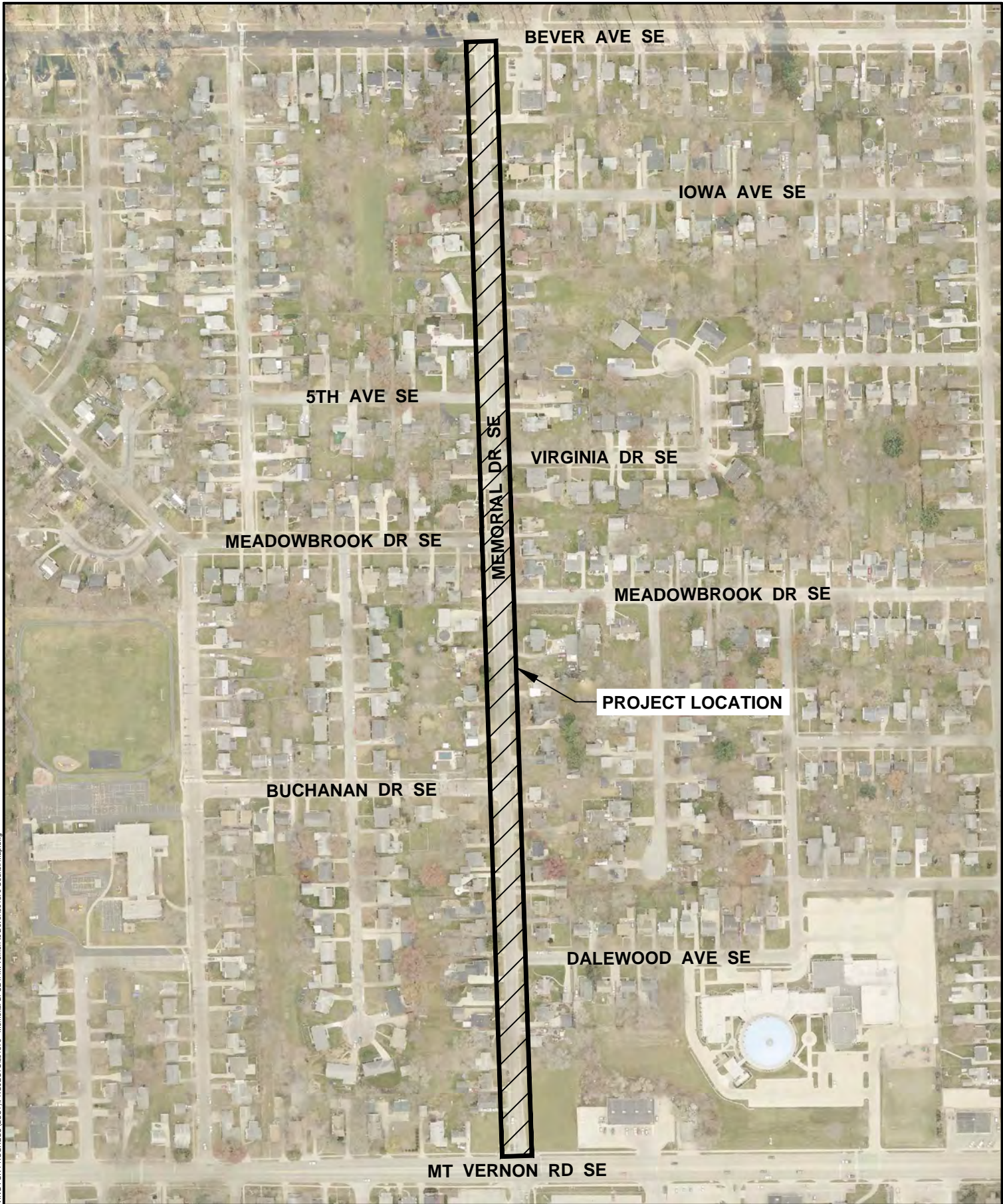
SECTION: 026
RANGE: 7W

PREPARED BY: VOBR NIEMEYER, LLC
5340 NORTH PARK PLACE NE
SUITE 105
CEDAR RAPIDS, IA 52404

VOBR NIEMEYER, LLC
Professional Surveying

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor in the State of Iowa.
Matthew J. Vobr 10/17/16
License Number: 21420
My license renewal date is DECEMBER 31, 2018
Pages or sheets covered by this seal:
THIS LEGAL DOCUMENT

CAD FILE: \\hrgcrmas\Data\10130179.03\CAD\PrelimSurvey\10130179.03_AcquisitionPlats.dgn



Cadd File Name: W:\PAVING FOR PROGRESS (LOST)\PROJECTS\301379 - Memorial Dr SE fr Mt Vernon to Bever\301379 Council Map.dwg



**MEMORIAL DRIVE SE ROADWAY AND
UTILITY IMPROVEMENTS FROM
MOUNT VERNON ROAD TO BEVER AVENUE**





Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Sarah Cook
E-mail Address: s.cook2@cedar-rapids.org

Phone Number/Extension: 5875

Alternate Contact Person: Rita Rasmussen
E-mail Address: r.rasmussen@cedar-rapids.org

Phone Number/Extension: 5807

Description of Agenda Item: Purchases, contracts and agreements
 Resolution authorizing execution of a Purchase Agreement in the amount of \$2,600 and accepting a Permanent Utility and Drainage Easement and Temporary Grading Easement for Construction from Denise M. Coleman from land located at 638 Memorial Drive SE in connection with the Memorial Drive SE from Mount Vernon Road to Bever Avenue Roadway Improvements project (**Paving for Progress**).
 CIP/DID #301379-00

EnvisionCR Element/Goal: ConnectCR Goal 4: Improve the function and appearance of our key corridors.

Background: The City Council approved funding towards the Memorial Drive SE from Mount Vernon Road to Bever Avenue Roadway Improvements project.

The easements are required to accommodate the proposed roadway improvements. Compensation amounts proposed are based on an appraisal of the subject property, provided by a qualified appraiser and a review appraiser's recommendation hired by the City.

Action/Recommendation: The Public Works Department recommends adopting the resolution authorizing execution of a Purchase Agreement in the amount of \$2,600 and accepting a Permanent Utility and Drainage Easement and Temporary Grading Easement for Construction from Denise M. Coleman.

Alternative Recommendation: Do not proceed with acquiring the proposed utility and drainage easement and temporary grading easement for construction and direct City staff to abandon or reconfigure the roadway improvements.

Time Sensitivity: Normal

Resolution Date: November 1, 2016

Budget Information: 301/301000/301379 (SLOST)

Local Preference Policy: NA

Explanation: Local Preference Policy does not apply to the acquisition of easements.

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Public Works Director has determined the need for an easement for drainage and public utilities and a temporary grading easement for construction exists in order to accommodate the proposed facilities, and

WHEREAS, Denise M. Coleman, 638 Memorial Drive SE, Cedar Rapids, Iowa 52403, OWNER of the real property known and described as:

See Attached Acquisition Plat – Exhibit “A” Permanent Utility and Drainage Easement

has agreed to convey the necessary easement for drainage and public utilities and a temporary grading easement for construction at 638 Memorial Drive SE to the City of Cedar Rapids for consideration as follows:

Permanent Easement	\$2,365
Temporary Easement	\$235
TOTAL	<u>\$2,600</u>

, and

WHEREAS, the Public Works Director recommends the City enter into an agreement to purchase the easement for drainage and public utilities and a temporary grading easement for construction and in accordance with the terms set forth in the Purchase Agreement, and

WHEREAS, the City Council has allocated Capital Improvement funds for the Memorial Drive SE from Mount Vernon Road to Bever Avenue Roadway Improvements project (Fund 301, Dept ID 301000, Project 301379),

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 Purchase Agreement as described herein, and

BE IT FURTHER RESOLVED that the Purchase Agreement and the Temporary Grading Easement for Construction are hereby accepted and thereafter filed with the City of Cedar Rapids Finance Director, and

BE IT FURTHER RESOLVED that the City of Cedar Rapids Finance Director be authorized to issue payment per the Allocation of Proceeds, and

BE IT FURTHER RESOLVED, that the Easement for Drainage and Public Utilities be accepted and recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

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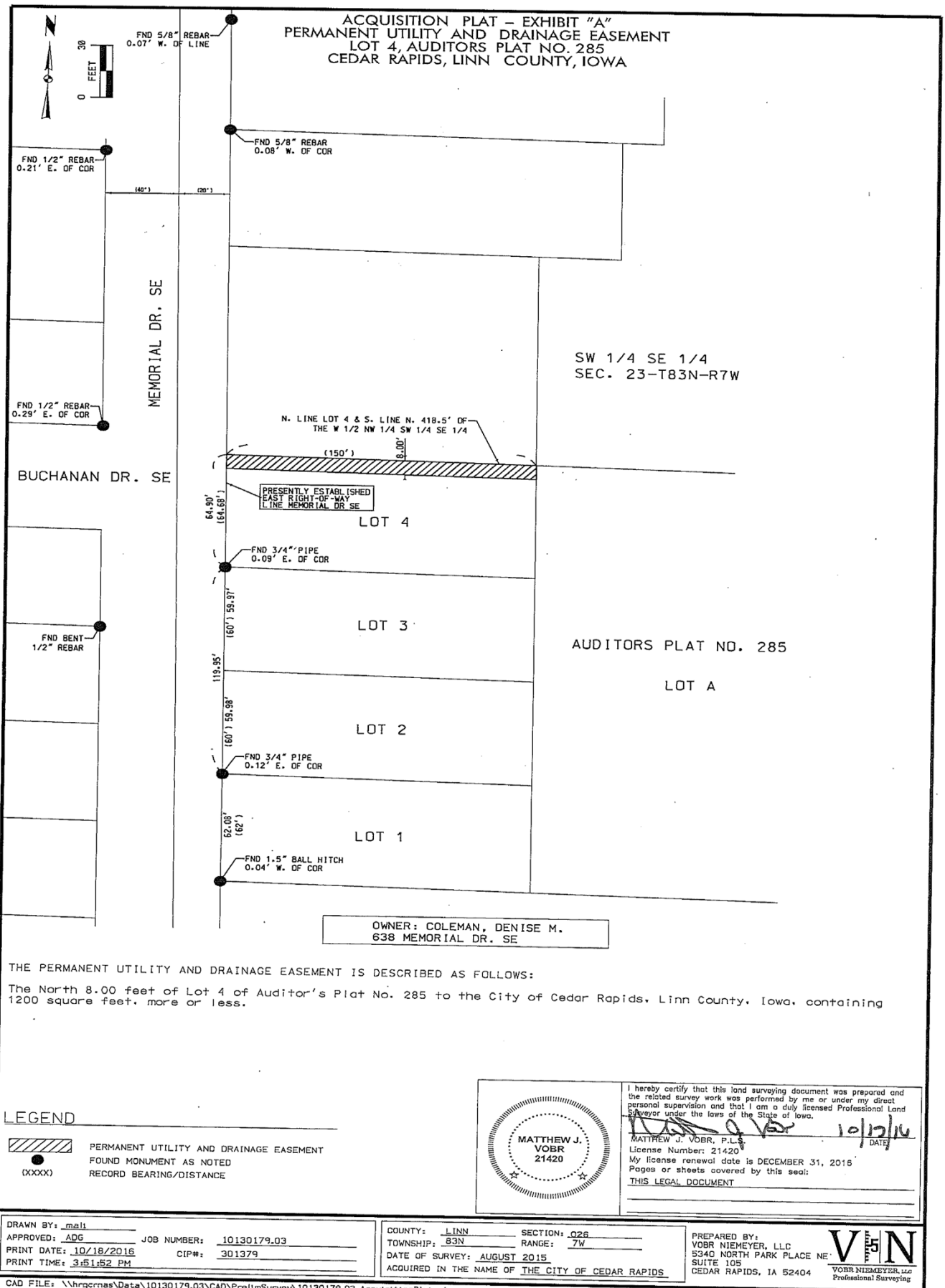
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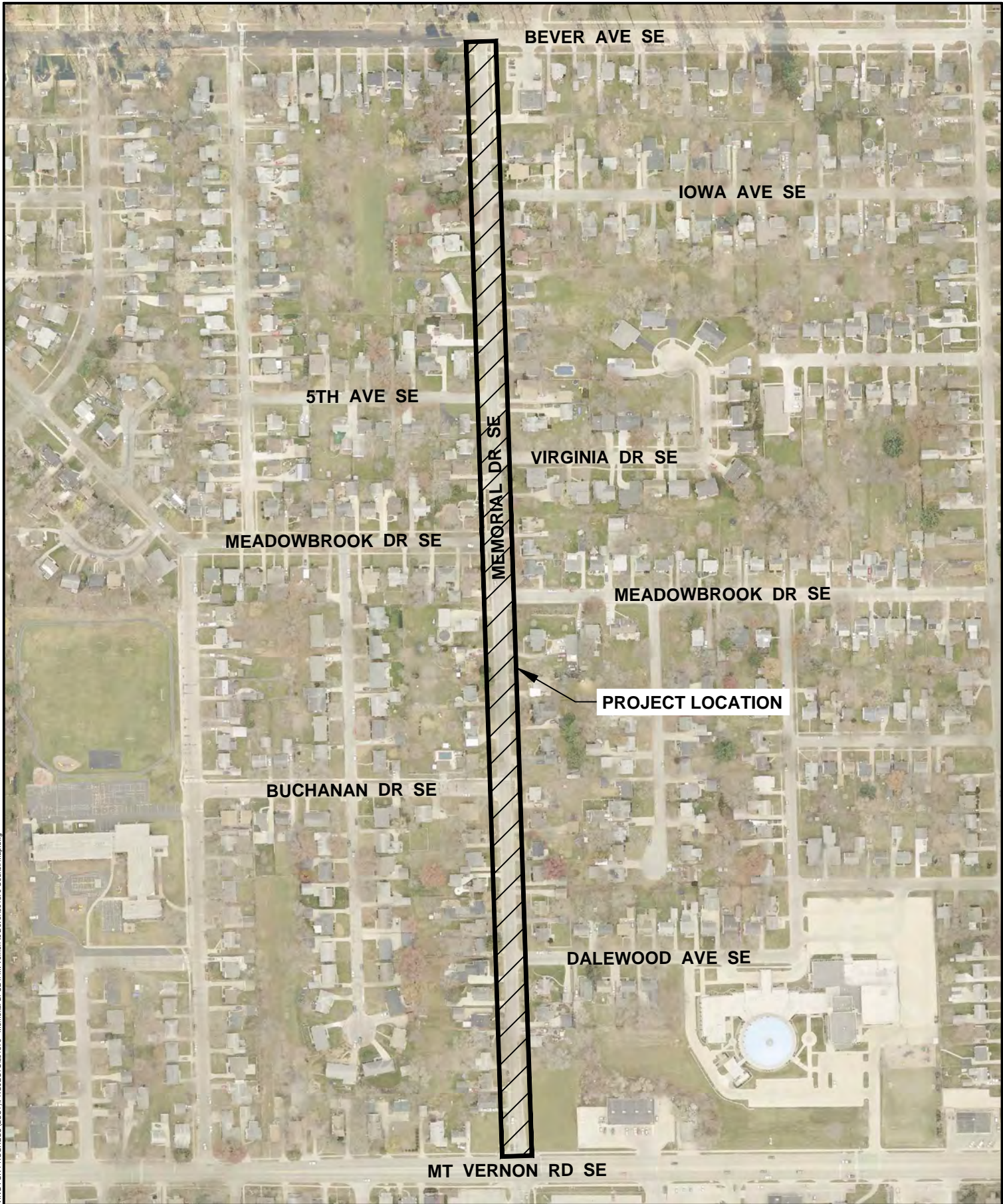
MayorSignature

Attest:

ClerkSignature

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Cadd File Name: W:\PAVING FOR PROGRESS (LOST)\PROJECTS\301379 - Memorial Dr SE fr Mt Vernon to Bever\301379 Council Map.dwg



**MEMORIAL DRIVE SE ROADWAY AND
UTILITY IMPROVEMENTS FROM
MOUNT VERNON ROAD TO BEVER AVENUE**





Council Agenda Item Cover Sheet

Submitting Department: City Attorney

Presenter at Meeting: James Flitz
E-mail Address: j.flitz@cedar-rapids.org

Phone Number/Ext.: 286-5025

Alternate Contact Person:
E-mail Address: @cedar-rapids.org

Phone Number/Ext.:

Description of Agenda Item: CONSENT AGENDA

Resolution approving and authorizing a Settlement Agreement and Release with Rinderknecht Associates, Inc., Terracon Consultants, Inc., and Alt Architecture + Research Associates, L.L.C. relating to the renovation of the Veterans Memorial Building.

CIP/DID #000007

EnvisionCR Element/Goal: Routine business - EnvisionCR does not apply

Background: Rinderknecht Associates, Inc. ("Rinderknecht") was the general contractor for the City on Phase 1 and Phase 2 of the Veterans Memorial Building renovation project resulting from the 2008 flood. Terracon provided hazardous materials inspection services for the project. Alt Architecture was the project architect. A dispute arose among these parties concerning the amount due Rinderknecht for its work on the project and claims regarding Terracon's work relating to the discovery of asbestos in the building. The parties have reached a settlement of this dispute which is subject to City Council approval. Settlement will include payment to Rinderknecht of \$357,000.00 in settlement of all claims. The settlement will include Terracon paying \$320,000.00 to the City in settlement of all claims. The settlement is conditioned upon no admission of liability by any parties and will conclude the litigation known as Rinderknecht Associates, Inc. v. The City of Cedar Rapids, Linn County Cause No. LACV081541. The Chairman of the Veterans Memorial Commission supports the settlement.

Action/Recommendation: The City Council approves the resolution.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: November 1, 2016

Budget Information:

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: (Click here to select)

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Rinderknecht Associates, Inc., the City of Cedar Rapids, Iowa, Terracon Consultants, Inc., and Alt Architecture + Research Associates, L.L.C. were parties to various agreements concerning the renovation of the Veterans Memorial Building necessitated due to the 2008 flooding, and

WHEREAS, during the progress of this work, disputes arose between and among the aforementioned parties concerning amounts owed, work done, and responsibility therefore, and

WHEREAS, a Settlement Agreement and Release has been tentatively agreed to among these parties pending approval by the Cedar Rapids City Council, and

WHEREAS, the Chairman of the Cedar Rapids Veterans Commission has been fully informed of the proposed settlement and has indicated that the members of the Commission are in agreement with the proposed settlement, and

WHEREAS, it is in the public's interest to accept and approve the Settlement Agreement and Release and authorize its execution by the City Manager and the City Clerk,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that in consideration of the mutual promises contained in said Settlement Agreement and Release, said settlement is approved and the City Manager and City Clerk are authorized to execute said document on behalf of the City of Cedar Rapids and do all other things necessary to effectuate this settlement.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



Council Agenda Item Cover Sheet

Submitting Department: Public Works

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

Phone Number/Extension: 5808

Alternate Contact Person: Jen Winter, PE
E-mail Address: j.winter@ceda-rapids.org

Phone Number/Extension: 5803

Description of Agenda Item: REGULAR AGENDA
REPORT ON BIDS:

Bids were received on October 26, 2016 for the Sinclair Levee – Pump Station and Detention Basin Project (estimated cost is \$5,700,000). A report of bids received from the City officer conducting the bid opening is attached.
 CIP/DID #3316509-04

EnvisionCR Element/Goal: ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

Background: As part of the Cedar River Flood Control System (FCS), levees, walls, gates and pump stations will be constructed to protect the both the east and west banks of the Cedar River from flooding similar to that which was seen in 2008. The City Council adopted the Cedar River FCS Master Plan on June 23, 2015, which includes this levee segment.

This levee in this project will run from the south property line of the African American Museum to Alliant's River Run substation, with a gap at 16th Avenue SW for a future gate structure, and encompassing all of the former Sinclair Meatpacking site. The levee will average approximately 13 feet high. A paved 12 foot wide trail will be on top from 16th Avenue to the south. Interior drainage (dry side of the levee) will be handled with a combination of detention basin and pump station. Masaryk Park will be effectively removed by the new levee and the monuments and green space will be re-situated in a future phase.

This bid package is the second of three phases of a \$14 million project, with \$11.3 million in CDBG Disaster Recovery funds. The first construction contract, encompassing levee and walls, was awarded by City Council in August 2016. Both the first contract and this second contract are scheduled for completion in fall 2017. The third phase is environmental remediation on the Sinclair site, also scheduled for 2017, and which will allow for expansion of the detention basin to provide ultimate resiliency per the FCS Master Plan. Iowa Economic Development Authority (IEDA), which administers the CDBG funds, has concurred in releasing all construction contracts for bid.

Action/Recommendation: Noted on attached bid report.

Alternative Recommendation: None. This project is in accordance with the adopted FCS Master Plan and CDBG agreement with IEDA.

Time Sensitivity: High. City's agreement with IEDA requires the project to be substantially complete by November 30, 2017, and this project has an anticipated 12-month timeframe from bidding to completion.

Resolution Date: November 1, 2016

Budget Information: CDBG - 100% up to aggregate of \$11.3 million between contracts 1 & 2, then balance is GOB funded.

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: Yes

Explanation: Flood Control Committee



October 26, 2016

City Council
City of Cedar Rapids

RE: Report on bids as read for the Sinclair Levee – Pump Station and Detention Basin Project, Contract Number 3316509-04

Dear City Council:

Bids were received on October 26, 2016 for the Sinclair Levee – Pump Station and Detention Basin Project as follows:

Tricon General Construction, Cedar Rapids, IA	\$3,520,000.00
WRH, Inc., Amana, IA	\$4,163,118.75
Williams Brothers Construction, Inc., Peoria, IL	\$4,225,000.00
General Constructors, Inc., Bettendorf, IA	\$4,265,555.75
Gridor Construction, Inc., Buffalo, MN	\$4,577,000.00
Iowa Bridge & Culvert, LC, Washington, IA	\$4,585,690.75

The engineers cost opinion for this work is \$5,700,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

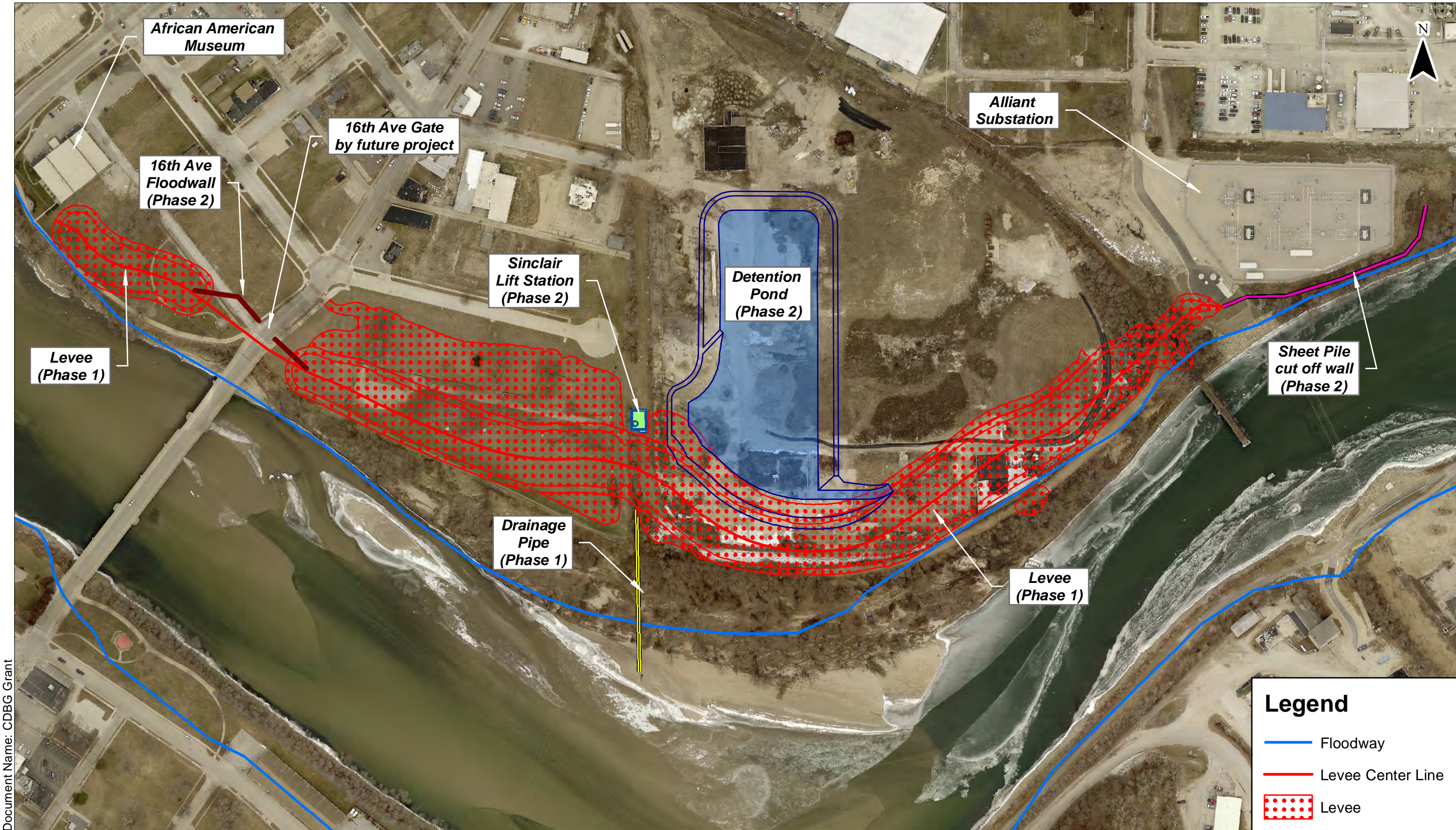
Sincerely,

THE CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT

William Bogert, P.E.
Anderson-Bogert Engineers

WB/cap

cc: Jennifer L. Winter, P.E. Public Works Director
Nathan Kampman, P.E., City Engineer



Document Name: CDBG Grant



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Sandy Pumphrey, PE, CFM

Phone Number/Extension: 5363

E-mail Address: s.pumphrey@cedar-rapids.org

Alternate Contact Person: Dave Wallace, PE

Phone Number/Extension: 5814

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

Description of Agenda Item: REGULAR AGENDA

Presentation and Resolutions authorizing the adoption of the Stormwater Master Plan dated May 2016, and the Sanitary Sewer Master Plan dated June 2016.
304355-00

- a. Resolution authorizing the adoption of the Stormwater Master Plan dated May 2016.
- b. Resolution authorizing the adoption of the Sanitary Sewer Master Plan dated June 2016.

EnvisionCR Element/Goal: ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

Background: Over the last 18 months, City staff has been working closely with a consultant to update two existing master plans, both of which were last updated in 1998. A summary of the findings and recommendations from each master plan effort is provided as part of this Council packet. Both master plan documents were written with the assumption that annual updates would be pursued in future years.

Action/Recommendation: Adopt the Stormwater Master Plan dated May 2016, and the Sanitary Sewer Masterplan dated June 2016, for future implementation.

Alternative Recommendation: Make amendments to either plan and adopt at a future time.

Time Sensitivity: Timely – work on the next phase of updates is slated to begin soon.

Resolution Date: November 1, 2016

Budget Information: 304355 NA and 6550016 NA.

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: Yes

Explanation: At their August 16, 2016 meeting, the Infrastructure Committee recommended presenting both master plans to the full City Council for adoption.

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the last adopted version of the Stormwater Master Plan was published in 1998, and

WHEREAS, in 2014 City Staff identified the need to produce an updated comprehensive stormwater master plan document for guiding future operation, maintenance, long term planning and CIP implementation of improvements of the City-owned stormwater conveyance system, and

WHEREAS, it is anticipated that future annual updates will be performed to optimize said operations, maintenance, long term planning and improvements,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Stormwater Master Plan, dated May 2016, and attached hereto, be hereby adopted,

BE IT FURTHER RESOLVED, that the aforementioned Stormwater Master Plan, be used for guiding future operation, maintenance, long term planning and CIP implementation of improvements of the City owned stormwater conveyance system.

PASSED_DAY_TAG

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MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



May

2016



Stormwater Master Plan

City of Cedar Rapids

Cedar Rapids, Iowa



Introduction

It has been nearly 20 years since the City last completed a Stormwater Master Plan. At that time, the estimated \$14.4 million for recommended improvements was beyond funding capabilities and numerous recommendations were never implemented.










On June 29 and 30 of 2014, **3.5 to 5.5 inches of rain** fell on the City of Cedar Rapids in **less than 6 hours**. Rainfall intensities peaked above 8 inches per hour for short periods in some locations.

Extreme events like this are becoming more and more frequent in Iowa and across the Midwest, leaving cities with little immediate recourse or response.

The localized flooding that occurred during the June 2014 event was significant and widespread throughout the City causing substantial damage to private property. The magnitude of the damages and increasing frequency of these extreme events prompted the City to review and reemphasize the capacity and condition of its stormwater infrastructure.

This Executive Summary provides an overview of the results from a nine-month effort to develop a hydraulic model of the City's stormwater system and provide an initial update to the City's prior Stormwater Master Plan. The intent is to move forward with capital improvements to address the highest priority stormwater needs while taking the initial steps to produce a living Master Plan that will become more comprehensive through additional effort over the next several years.

The initial Master Planning effort reflects the collaborative effort of City and consultant staff to bring a fresh perspective and innovative thought to accomplish the following, which are detailed on the following pages:

1. Reflect the **City's vision** for the future as presented in EnvisionCR 
2. Develop a **hydraulic model** that can serve as a platform to better define needs and consider cost-effective solutions 
3. Reflect City staff's efforts to maintain and preserve the existing stormwater system through **asset management** 
4. Prioritize and recommend projects for the **capital improvements plan** 
5. Identify **financial needs and potential funding** to close the gap between revenues and needs 
6. Consider potential **policy solutions** to address fundamental issues that contribute to current flooding problems 
7. Establish the foundation for **annual updates** to expand and improve upon the initial plan 

Torrential Overnight Rains Cause Significant Flooding Across Eastern Iowa

Massive overnight rain totals have left residents across Eastern Iowa dealing with flash flood damage, with additional heavy rain in the forecast today.

The torrential rains, which hit areas around Highway 20 around 9 pm Sunday and areas around Cedar Rapids around 11:30 pm, caused massive sewer backups and washed out several area roads...

-The Gazette
June 30, 2014



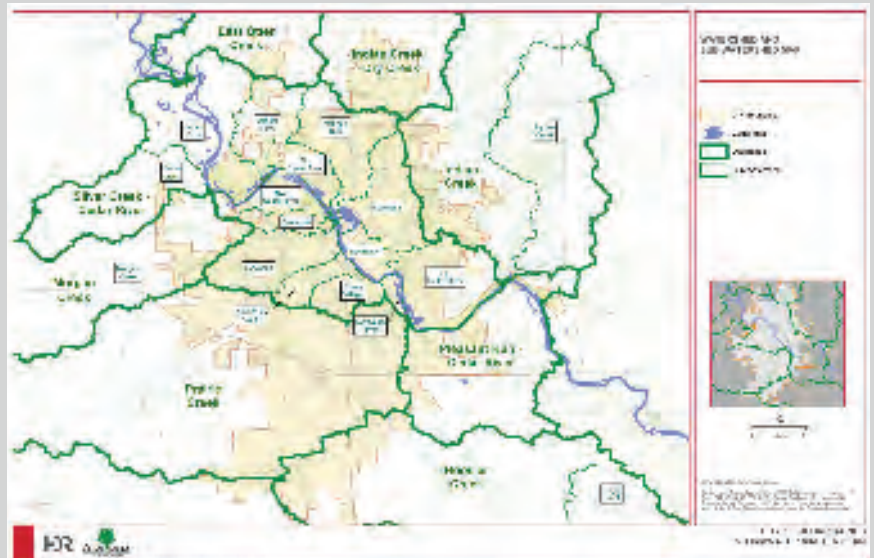
The City's existing stormwater system is intended to protect against regularly recurring damage, reduce street maintenance costs, and provide an orderly urban drainage system.

Metro Area Design Standards indicate that the stormwater system should:

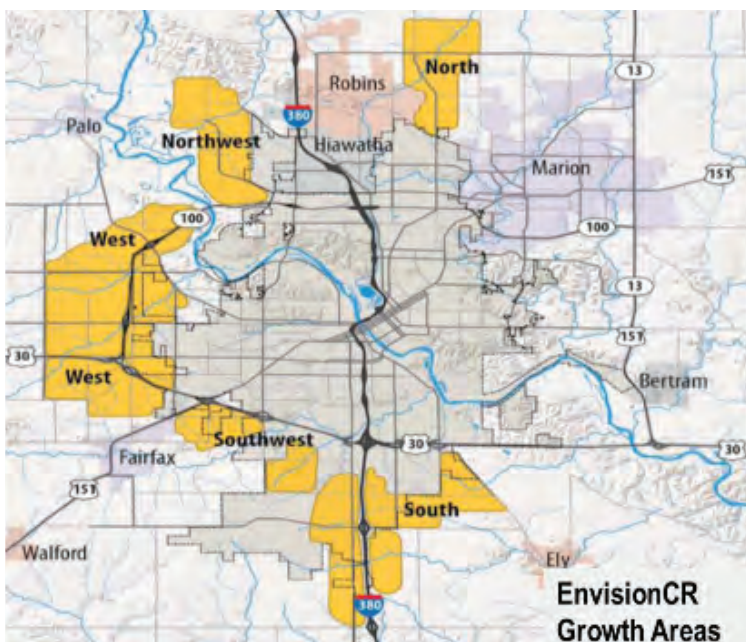
- Contain and convey the runoff from a minor storm event (an event with a return interval of 5 years or less)
- Prevent major property damage or loss of life from the runoff associated with a major storm event (an event with a return interval of 100 years or less).

Given a history of flooding, the City has already, or is in the process of constructing permanent berms and floodwalls and developing a Flood Response Plan. The Flood Response Plan outlines specific tasks to be performed at specific stages (that is, water surface levels) of the Cedar River. All are intended to mitigate flood damage.

EXISTING SYSTEM. The existing stormwater system includes more than 500 miles of conveyance structures; nearly 800 detention basins, three constructed wetlands; and 127 miles of open channels and ditches; The system serves eight watersheds further subdivided into 13 west side and 10 east side sub watersheds. All but one are tributary to the Cedar River; one is a tributary to the Iowa River.



1. Reflect the City's Vision



ENVISIONCR GROWTH AREAS

Continued growth in Cedar Rapids is a reflection of the City's resiliency.

EnvisionCR identifies the City's vision for the future, targeting growth areas to the West, Southwest, South, North, and Northwest. EnvisionCR also includes several specific stormwater-related initiatives including watershed planning, capital improvements planning, policy refinement, best management practices, and sustainability.



2. Develop Hydraulic Model to Better Define Needs

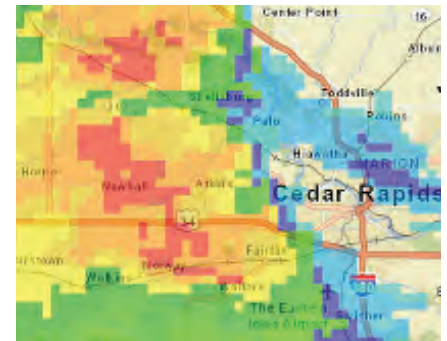
Major components of the City's stormwater conveyance system were incorporated into a Citywide **"macro-scale"** model. Additional detail and surface topography were incorporated into a **"basin-scale"** model for the Kenwood Basin. Macro model results differentiate pipes that flow full because they are actual bottlenecks (undersized) or surcharged by downstream bottlenecks from those that flow more than or less than half full. Basin model results do the same, but also identify and differentiate surface ponding areas to indicate surface ponding depths.

Both models were used to simulate stormwater system performance for the June 2014 storm event, as well as 5- and 100-year design storm events. The Citywide macro model provided a broad overview of the performance of major conveyance components of the stormwater system. The Kenwood basin model provided a broad overview of the extent of surface ponding, as well as the performance of conveyance components. In both cases, June 2014 model results were compared with anecdotal information from the actual event to validate the models.

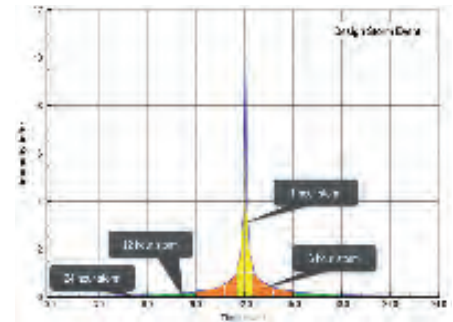
STORMWATER COLLECTION AND CONVEYANCE SYSTEM MODELING. Macro-scale model provided broad overview of performance of major conveyance components.



JUNE 2014 STORM. June 2014 model results were compared with anecdotal information from the actual event to validate the models.

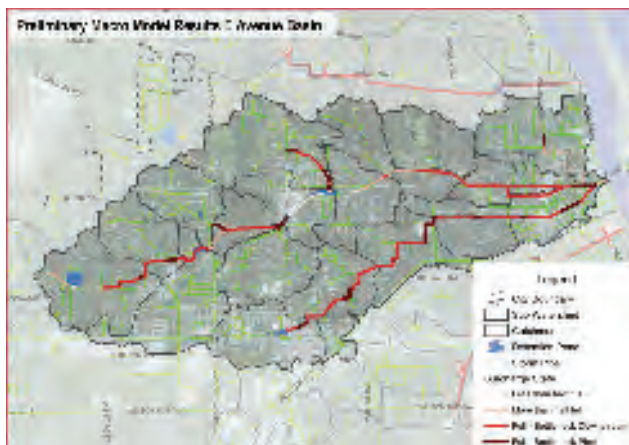


DESIGN STORM EVENTS. Models were also used to simulate stormwater system performance during design storm events.



Preliminary Macro Model Results

- Much of the existing stormwater collection system cannot contain and convey the five-year rainfall event identified by the Metro Area Standards.
- Significant ponding and overland flow beyond the public right of way are likely during the 100-year event.



Preliminary Kenwood Basin Model Results

- There are numerous pipe bottlenecks and extensive areas of surface ponding.
- The more prominent areas of concern within and beyond the public right of way.



The intent is to develop basin models for Cedar Rapids over the next several years to evaluate individual projects as well as basin wide mitigation alternatives, including the potential merits of green infrastructure, local and regional detention, and/or conveyance improvements. Future model results will also be used to inform and improve the capital improvement plan (CIP). This multi-year strategy will also allow the models to be improved and updated as more data become available.



3. Maintain and Preserve System through Asset Management

While much of the public focus has been on identifying and implementing capital improvements to address flooding problems, the Public Works Department is also charged with operating and maintaining the existing stormwater system. The Department is in the process of significantly overhauling practices, procedures, and policies for maintaining and preserving the City's existing stormwater infrastructure.

Significant operational changes will be implemented to inventory assets, assess the condition, perform maintenance, and refine management policies. Additional recommendations have been provided to further enhance management of existing stormwater assets through standardizing maintenance activities using the Iowa Stormwater Management Manual and benchmarking of other utilities to refine existing O&M standards.

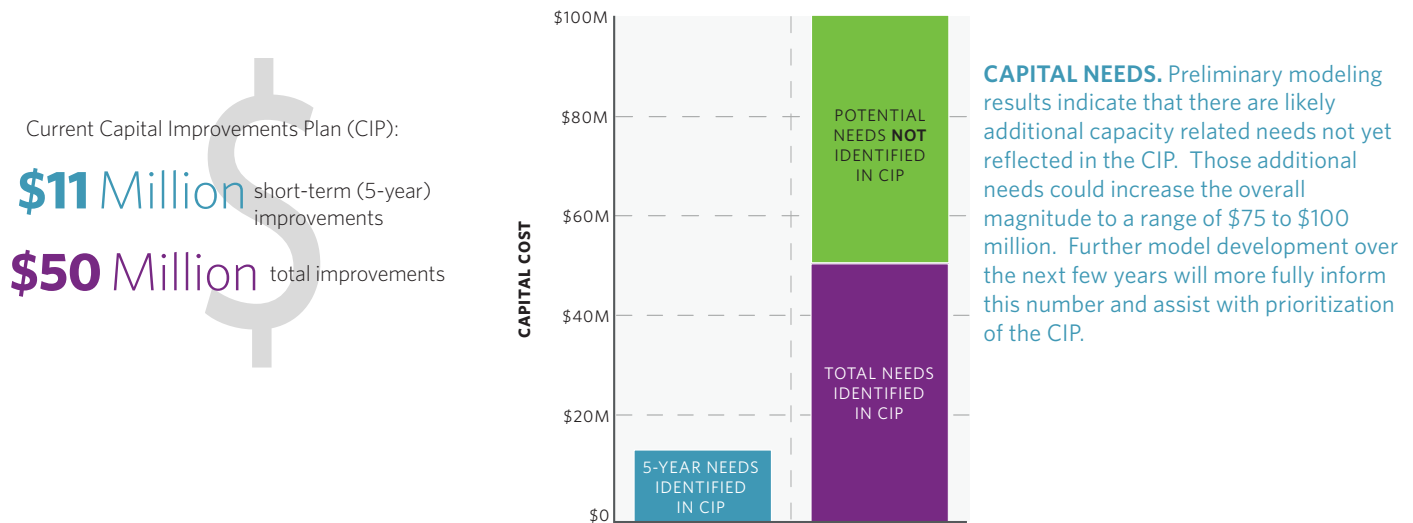
Asset Management Overhaul

- Updating the City's Geographic Information System (GIS) with current asset information
- Transitioning to EnerGov for computerized maintenance management
- Implementing new CUES digital inspection equipment
- Integrating all three to avoid duplication



4. Prioritize for Capital Improvements Plan

As shown in the figure below, the current capital improvements plan (CIP) reflects nearly \$50 million of capital needs that have been identified to date, primarily in response to flooding in June 2014 and prior studies.



As the City continues to refine and implement its Asset Management Program, condition related needs will be more accurately identified and reflected in the CIP as well. Doing so could also warrant a significant increase in total capital need moving forward to maintain and preserve the City's investment in the existing system.

To match anticipated funding, annual expenditures of \$2.10 million to \$2.34 million are identified for fiscal years 2017 through fiscal year 2022. The capital projects have been selected using criteria that consider first a project's priority and then evaluate a project's readiness.

With a few exceptions, the City's CIP does not include expenditures to address growth related stormwater infrastructure. Given the magnitude of funding needs, it is **critical that growth areas be served by stormwater infrastructure paid for by the associated development(s)**. This will require conceptual planning to identify stormwater needs in growth areas. It will also require due diligence to assure that growth related stormwater infrastructure is adequate for both initial development and future growth in the surrounding watershed.

PRIORITY CRITERIA

- Health and Safety
- Cost Benefit
- Current Capacity
- Asset Functionality
- Water Quality & Environmental
- Associated / Other Considerations
- Sanitary Sewer Inflow Conveyance
- Future Growth & Sustainability

READINESS CRITERIA

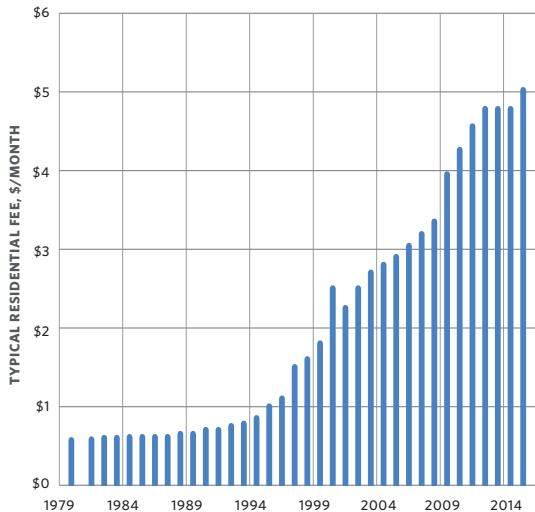
- Land Acquisition
- Prior Commitments
- Funding sources

CRITERIA. The capital projects have been selected using criteria that consider first a project's priority and then evaluate a project's readiness.

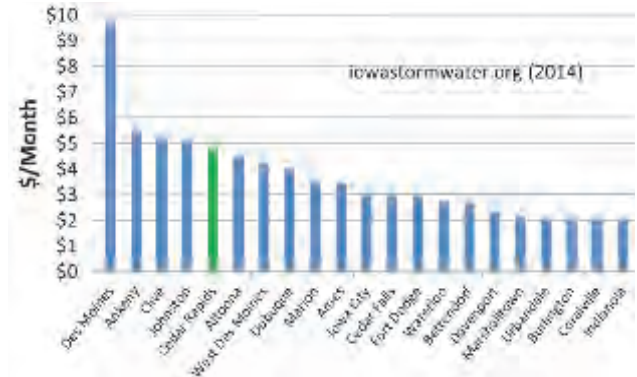
5. Identify Financial Needs and Potential Funding

As shown in the following graphs, the stormwater utility fee has evolved over the years from a flat rate to a tiered structure, and it falls in line with other stormwater utility fees in Iowa.

CEDAR RAPIDS HISTORICAL STORMWATER UTILITY FEE. The stormwater utility fee has evolved over the years from a flat rate to a tiered structure.



TYPICAL MONTHLY RESIDENTIAL STORMWATER UTILITY FEES (IOWA). Currently at \$5.02 per month for a typical residential customer, Cedar Rapids' rate is above the median, but well below the highest rate of \$9.74 per month for the larger communities in Iowa, based on 2014 survey results from iowastormwater.org.



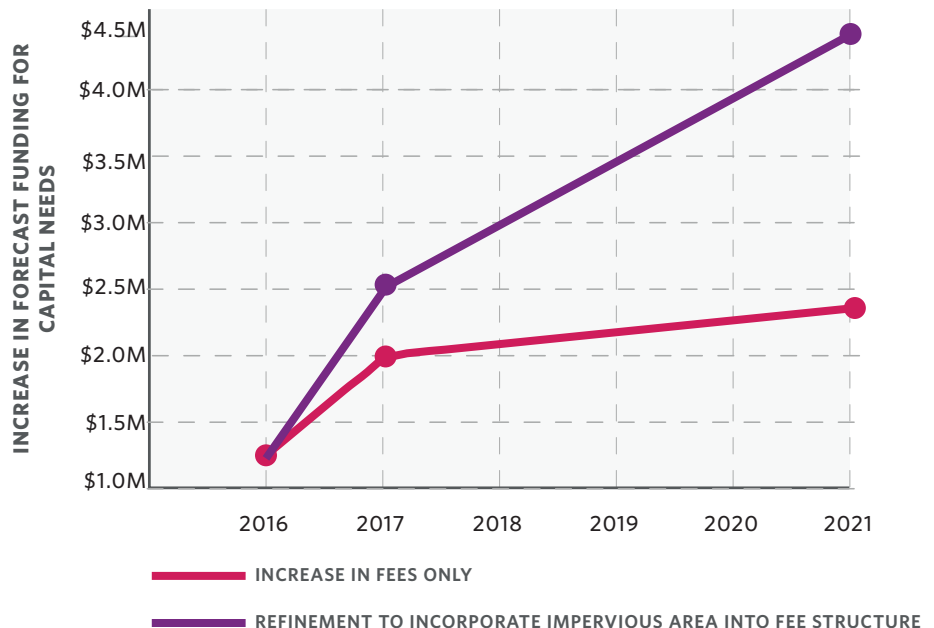
Note: Cedar Rapids' rate is slightly below the median calculated in a national survey by Black & Veatch that included 78 participants with average monthly single-family rates ranging from \$0.24 to \$26.58 in 2014.

Over the past eight years, stormwater utility fees have generated approximately \$1.5 to \$3 million per year for stormwater capital improvements. CDBG funding has provided approximately \$9 million of additional funding over the last several years. **With the aforementioned capital needs of \$50 to \$100 million or more, there is a significant gap between available funding and capital needs.**

Other stormwater utilities share many of the same needs and challenges as Cedar Rapids. National survey results indicate that most utilities fund stormwater management in whole or in part through stormwater user fees that account for more than all other funding sources combined. Survey results also indicate that nearly all stormwater utilities use cash in lieu of debt financing, and that the majority indicate they do not have adequate funding to meet their total needs.

The current stormwater financial plan includes a 3.0 percent increase in stormwater utility fees in FY 2017 and a 5.0 percent increase in annual fees thereafter. It does not include borrowing. With the increase in fees, the plan increases the forecast funding for capital needs as shown in the graph below.

INCREASE IN FORECASTED FUNDING FOR CAPITAL NEEDS. With the increase in fees, forecast funding for capital needs increases from the current \$1.3 million in fiscal year 2016 to approximately \$2.0 million in fiscal year 2017 and \$2.4 million per year by fiscal year 2021. The refinement to incorporate impervious area into the fee structure is forecast to generate an additional \$0.5 million in fiscal year 2017 increasing to an additional \$2.0 million by fiscal year 2021, subject to actual implementation timing and phasing.



Other potential funding sources have been used by other stormwater utilities and are potentially available to the City of Cedar Rapids. Towards that end, the City should proceed with the following:

- Continue to monitor and aggressively seek grant or other special funding opportunities as they arise.
- Consider other potential funding sources to provide a significant longer-term revenue source for stormwater (and other infrastructure) needs. *One possibility would be extension of the local option sales tax once the City has caught up with street reconstruction needs.*
- Continue to refine the stormwater utility fee structure so that it more accurately reflects stormwater quantities and cost of service.
- Prepare basin plans to identify regional stormwater needs in growth areas and refine the stormwater management impact fee as appropriate to pay for growth.
- Address localized stormwater needs in collaboration with street reconstruction, water, sewer, and other public projects to realize economies of scale.
- Work collaboratively with a neighborhood and a large commercial property on a pilot assessment district and a pilot cost share, respectively.
- Continue to provide the public with information on the benefits provided by the City's stormwater management program, along with the associated costs and funding challenges.



6. Recommend Policies to Address Fundamental Issues

Increasing efforts to incorporate “green infrastructure” into existing stormwater management and other infrastructure policies tops the list of policy recommendations. This is consistent with the guidelines of EnvisionCR and is consistent with what other communities are doing regionally and nationally. Green infrastructure provides a more holistic stormwater management approach that mimics aspects of the natural hydrological cycle, including retention, infiltration, and evapotranspiration. Promoting stormwater infiltration and runoff reduction postpones indefinitely or delays the need for future grey infrastructure projects.

Other policy related issues for consideration to enhance the City’s existing policies follow in no particular order. These recommendations typically originate as Public Works staff respond to citizen requests and target the safety and welfare of residents:

- Develop a private cross connect program that considers the increased stormwater flows.
- Implement a post construction grading survey for all development sites to assure that planned grading is achieved.
- Implement a “Soil Quality Plan” to reduce runoff to each area of infiltration post development.
- Incentivize green practices.
- Develop a funding policy to clarify liability for non-City stormwater property losses.
- Require low-level openings and lot corner grades on site development plans that reflect the associated drainage plans.
- Move towards regional rather than individual style detention basins for economies of scale.
- Develop a policy to discourage facilities encroaching on drainage easements.
- Consider targeted buy-outs in lieu of more expensive mitigation for flood prone properties.
- Increase Educational Program Awareness.

GREEN STORMWATER DETENTION



FACILITIES ENCROACHING ON DRAINAGE EASEMENT

7. Update Plan to Improve and Expand

The Stormwater Master Plan is intended to be a living document with regular updates to maintain and progress the plan. The primary responsibility for implementation lies with the Public Works Sewer Utility Engineering Manager. The Sewer Superintendent, Project Engineers, and Stormwater Coordinator will provide implementation support. The City Council, City Manager's Office, Stormwater Commission, Public Works Department, and Development Services all have a role and must have a vested interest in implementation to maintain regulatory compliance, meet public needs, and address the associated financial constraints.

With the stormwater related needs already identified, avoiding additional future growth related capital needs is critical. Growth should be targeted to areas that can be cost-effectively served, the appropriate regional stormwater facilities should be identified and sized, and stormwater facilities associated with specific developments must be consistent with the broader regional plan.

Stormwater related regulations continue to evolve at both the Federal and State levels. The Cedar River flood control system will have significant operations and maintenance requirements. Both could prompt significant staffing and operations and maintenance needs not currently reflected in the City's stormwater management financial plan.



Ryan Bemrich
Jonathan Durst
Mike Kuntz
Garrett Prestegard, PE
Sandy Pumphrey, PE, CFM, ENV SP
Loren Snell, PE
David Wallace, PE



Michael Butterfield, PE
David Dechant, PE
Mike Schubert, PE
Brice Stafne, PE



Bill Bogert, PE
Terry Tiedemann, PE

For more information, contact:
David Wallace, PE
Sewer Utility Engineering Manager
Office: (319) 286-5814
D.Wallace@Cedar-Rapids.org

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the last adopted version of the Sanitary Sewer Master Plan was published in 1998, and

WHEREAS, In 2014 City Staff identified the need to produce an updated comprehensive sanitary sewer master plan document for guiding future operation, maintenance, long term planning and CIP implementation of improvements of the City-owned sanitary sewer collection system, and

WHEREAS, it is anticipated that future annual updates will be performed to optimize said operations, maintenance, long term planning and improvements,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Sanitary Sewer Master Plan, dated June, 2016, and attached hereto, be hereby adopted,

BE IT FURTHER RESOLVED, that the aforementioned Sanitary Sewer Master Plan be used for guiding future operation, maintenance, long term planning and CIP implementation of improvements of the City-owned sanitary sewer collection system.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



June

2016



Sanitary Sewer Master Plan

City of Cedar Rapids

Cedar Rapids, Iowa

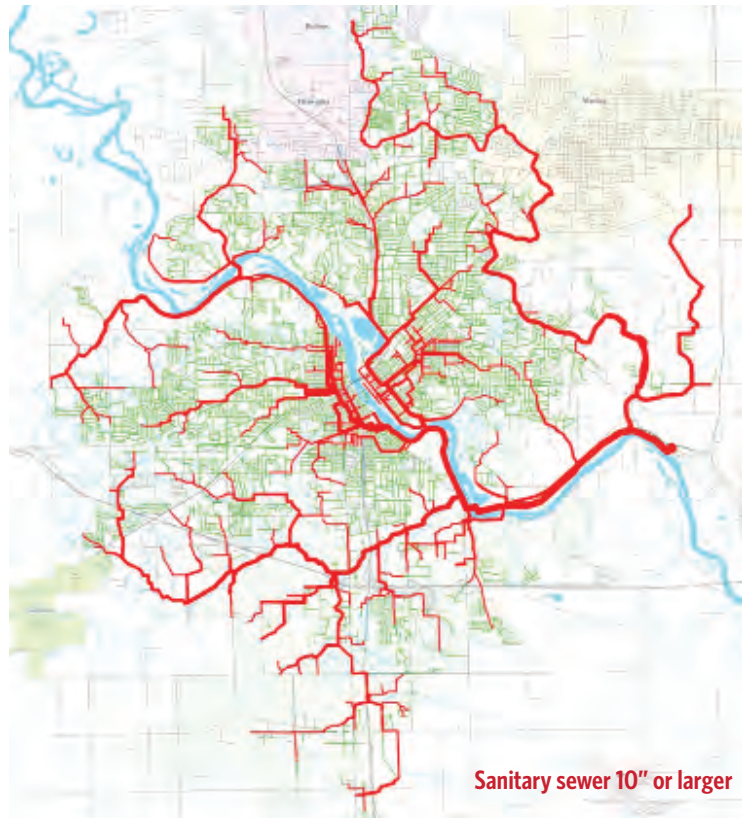


Introduction

The City's sanitary sewer system collects and conveys residential, commercial, and industrial wastewater flows from the Cedar Rapids Metropolitan Area to the City's Water Pollution Control Facility. The system serves the Cities of Marion, Hiawatha, and Palo, and a small part of Linn County in addition to the City of Cedar Rapids.

In recent years, the City's sanitary sewer system and Water Pollution Control Facility have been challenged by peak flows approaching and exceeding existing capacity. The peaks are attributed to extraneous wet weather flows commonly referred to as infiltration and inflow (I&I) that are produced by local precipitation and/or high river levels. The challenge with peak flows has become more pronounced since catastrophic flooding in 2008.

This Executive Summary provides an overview of the results of a nine-month effort to develop a hydraulic model of the City's sanitary sewer system and provide an initial update to the City's 1998 Sanitary Sewer System Master Plan. The City's intent is to move forward with capital improvements to address high priority sanitary sewer system needs while taking initial steps to produce a living Master Plan that will become more comprehensive through additional effort in coming years.



The initial Master Planning effort reflects the collaborative effort of City and HDR staff to bring a fresh perspective and innovative thought to accomplish the following:



Proceed with initial development of a living Sanitary Sewer Master Plan that will become more comprehensive and expansive with time.



Understand and incorporate the City's vision as reflected in EnvisionCR.



Develop a Capital Improvements Plan that clearly communicates the priorities, rationale, and timeline to address known sanitary sewer issues.



Identify funding needs and develop a financial plan that closes the gap between current revenues and capital needs.



Obtain available GIS and other available information to proceed with higher-level hydraulic modeling Citywide to begin to assess capacity needs.



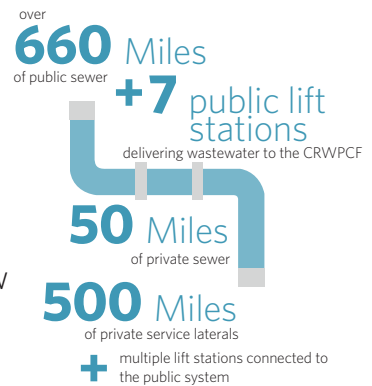
Engage and work collaboratively with Public Works staff to identify policy and other considerations relative to sanitary sewer master planning.



Establish the framework for annual updates to expand and improve upon the initial plan.

Existing Sanitary Sewer System

With portions dating back to the late 1800's, the Cedar Rapids sanitary sewer system includes over 660 miles of public sewer and seven public lift stations delivering wastewater to the Cedar Rapids Water Pollution Control Facility (CRWPCF). There are approximately 50 miles of private sewer, multiple private lift stations, and approximately 500 miles of private service laterals connected to the public system as well. As shown in the figure below, wastewater from four major interceptor sewers and three smaller sewers are captured and conveyed by the Main Interceptor. A portion of the industrial wastewater from the C Street SW area is conveyed separately through the Anaerobic Conveyance Sewer to the anaerobic treatment facility at the Water Pollution Control Facility.



The four major interceptors include:

- Indian Creek Sewer
- Prairie Creek Sewer
- East Side Interceptor
- West Side Interceptor

The three smaller sewers include:

- 44th Street Sewer
- Cole Street Sewer
- C Street Sewers

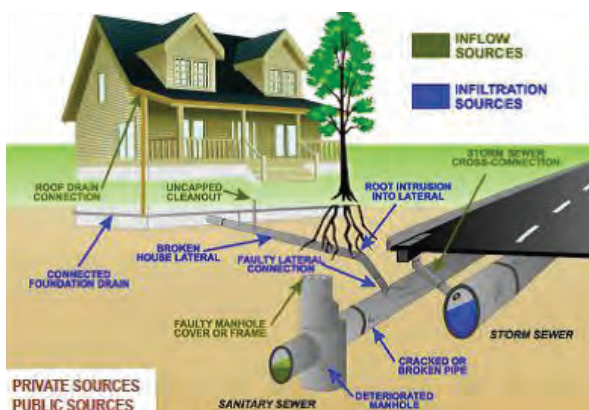
The I&I that challenges the capacity of the existing system is extraneous, relatively clear surface and ground water entering through defects. These extraneous flows can overwhelm sanitary sewer and treatment capacity causing basement backups and sanitary sewer overflows.

In spite of significant I&I, the City has achieved notable reductions in the number of sanitary sewer overflows over the last 15 years.

The average number of reported overflows now equates to **less than three overflows per year per 100 miles of sanitary sewer**. This categorizes the Cedar Rapids sanitary sewer system as **high performing** in comparison to national data accumulated by HDR.

Over the past 16 years, the City has lined or replaced an average of 0.7 percent of the system annually. This is consistent with EPA audit recommendations back in 2006, but below the City's one to two percent target. Prior to the June 2008 flood, flows to the CRWPCF were trending downward, believed to be reflective of those efforts. However, that trend has reversed since the June 2008 flood, presumably due to damage in those portions of the sanitary sewer system impacted by flood waters.

Forecast future average daily flows are manageable. Even with continued or enhanced efforts at I&I reduction, extraneous flows will be problematic. Forecast future maximum day and peak flows exceed current downstream capacity and will require large capital expenditures for additional capacity if not reduced through I&I reduction. As a result, priority should be placed on reducing peak flows moving forward.



Integration with EnvisionCR

EnvisionCR provides a vision for the future of Cedar Rapids to focus priorities for City policies and public investments in the next 20 years. It forecasts a future annual growth rate of 0.64 percent, identifies growth areas to the North, Northwest, West, Southwest, and South, assesses sanitary sewer serviceability, and provides anticipated future land use maps.

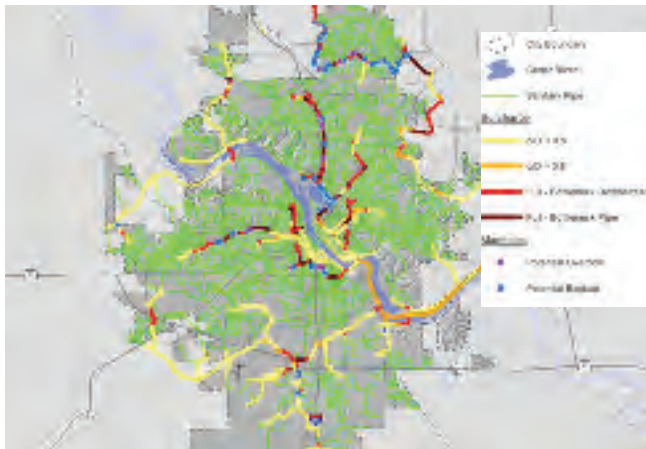
EnvisionCR also includes a number of key implications for sanitary sewer master planning:

- Recommendations for detailed studies for extending services to growth areas.
- Consideration that sanitary sewer improvements could incorporate trail considerations.
- Recognition that the southeast portion of the South growth area and the northwest growth areas will require lift stations.
- Acknowledgement that development in the West growth area should be limited to south of the ridgeline to avoid the need for a lift station.



ENVISIONCR GROWTH AREAS

Hydraulic Modeling

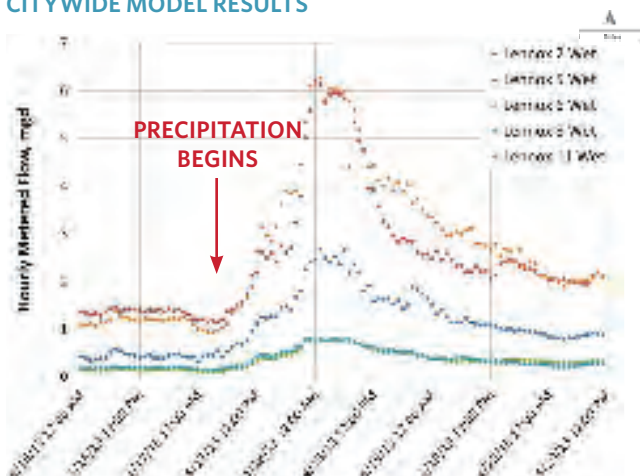


CITYWIDE MODEL RESULTS

Sanitary sewers 18-inch diameter and larger were incorporated into a Citywide sanitary sewer system model. The associated lift stations were also added. The model was used to simulate system performance for 5-year 24-hour storm events for both existing and forecast future conditions. The model was validated with actual flow metering data at five primary meter locations. Initial results identify the potential for significant deficiencies throughout the sanitary sewer system based on a continuance of current levels of I&I. The associated deficiencies have the potential to result in backups and/or overflows.

Improvements to address deficiencies include \$67.2 million of previously identified Indian Creek Interceptor and Prairie Creek Interceptor Improvements, but also \$102.3 million of potential East Interceptor, West Interceptor, and Main Interceptor improvements not previously identified.

The intent is to refine and validate the model to additional flow meters over the coming years to more accurately reflect current and future conditions throughout the existing system. At that point, the model will be used more confidently to assess and affirm initial results, evaluate alternative improvements for deficiencies, and identify actual capital needs for capital improvements planning and improvements design. To date, the model affirms the adverse implications of extraneous I&I on the sanitary sewer system.



WET WEATHER FLOW RESPONSE

Capital Improvements Needs

Prior studies provide the foundation for the current capital improvements plan. These include:

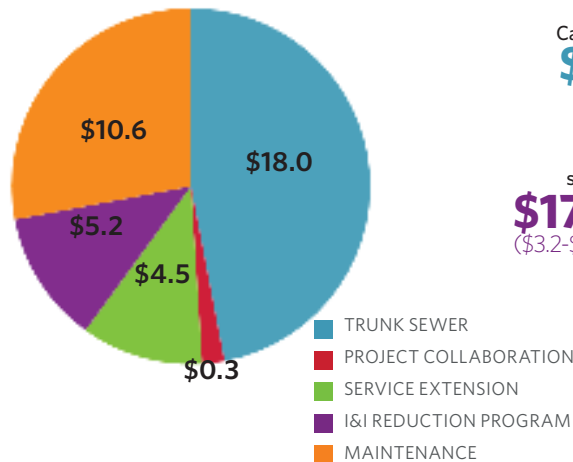
- 1984 Sewer System Evaluation
- 1998 Sanitary Sewer Master Plan
- 2011 Collection System I&I Analysis
- 2015 Collection System Infiltration and Inflow Analysis/Pilot Program and WPC Main Lift Station Capacity Assessment

The studies define improvements that have already been completed, as well as multiple ongoing and planned improvements.

The current 5-year CIP:

- Anticipates total capital expenditures of \$38.6 million over the next five fiscal years, as shown to the right. Sanitary sewer rates are the primary funding source (\$17.5 million, or \$3.2 to \$3.7 million per year). Other funding sources include TIF funds, revenue bonds, developer contributions, and cash reserves.
- Ramps up to \$3.4 million of ongoing annual capital expenditures for rehabilitation or replacement and I&I reduction. This need will extend well beyond the five years. In fact, an additional \$1.2 million of annual capital expenditures would be required to achieve the City's goal of annually rehabilitating or replacing one to two percent of the existing sanitary sewer system.
- Does not include up to \$224 million of identified or potential sanitary sewer capital needs, the magnitude of which will largely be determined by the effectiveness of I&I reduction efforts.
- Anticipates that growth related needs will be paid for through growth related connection and extension fees.

FY 2017-2021 SANITARY SEWER CIP

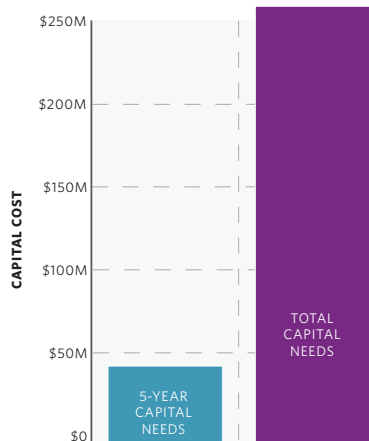


CIP Targets by Priority

1. Trunk sewer capacity
2. I&I reduction
3. System maintenance
4. Collaboration w/ other projects
5. Service extensions

Current 5-year
Capital Improvements Plan (CIP):
\$38.6 Million
of anticipated total
capital expenditures

Forecast rate increase,
sanitary sewer rates provide
\$17.5 Million
(\$3.2-\$3.7 million per year) of required
revenue stream



CAPITAL NEEDS. The current 5-year CIP does not include up to \$224 million of identified or potential sanitary sewer capital needs, the magnitude of which will largely be determined by the effectiveness of I&I reduction efforts.



Historically, sanitary sewer capital needs have been prioritized using benefit, relationship to other projects, project type, and funding availability as the prioritization criteria. As the Sanitary Sewer Master Plan gets refined in subsequent phases, the associated CIP prioritization criteria should be as well. The intent will be to more closely match the template and criteria developed for stormwater CIP prioritization.

Financial Needs

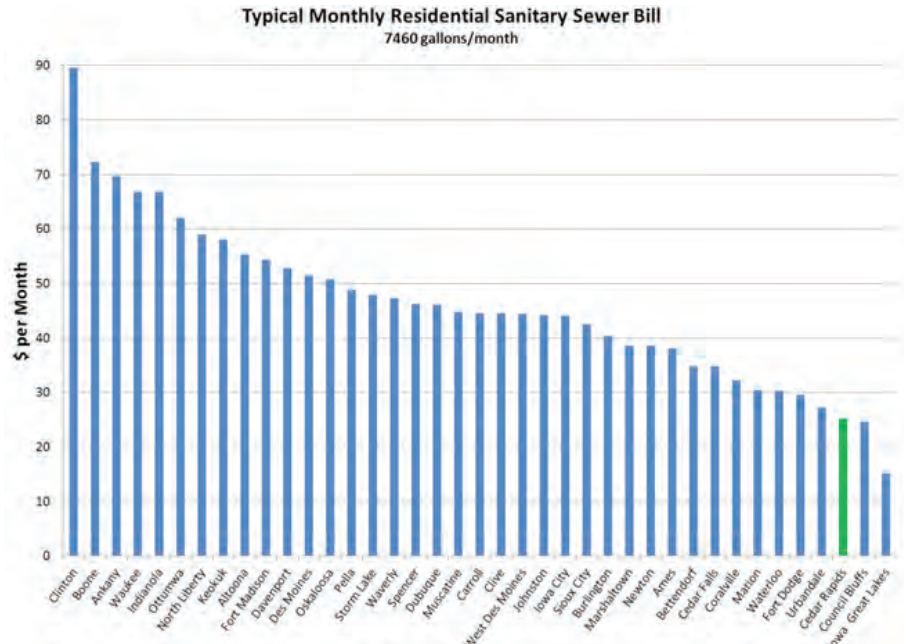
Historically, Sanitary Sewer Operations is funded by 60 percent of sanitary sewer rate revenue from all except major industrial customers. The remaining 40 percent and all of the revenue from major industrial customers funds Water Pollution Control.

TYPICAL CEDAR RAPIDS MONTHLY RESIDENTIAL SEWER BILL. Metered water use provides the basis for sanitary sewer bills. Typical residential customer sewer bills for 7,500 gallons per month are shown below.

Fiscal Year	Price per month for 7,500 Gallons	Increase
2017		7.5% proposed rate increase
2016	\$25.92	2.7%
2015	\$25.24	2.3%
2014	\$24.68	3.0%
2013	\$23.96	4.4%
2012	\$22.95	0.7%
2011	\$22.80	3.5%
2010	\$22.03	11.2%
2009	\$19.81	12.2%
2008	\$17.65	8.5%
2007	\$16.27	7.0%

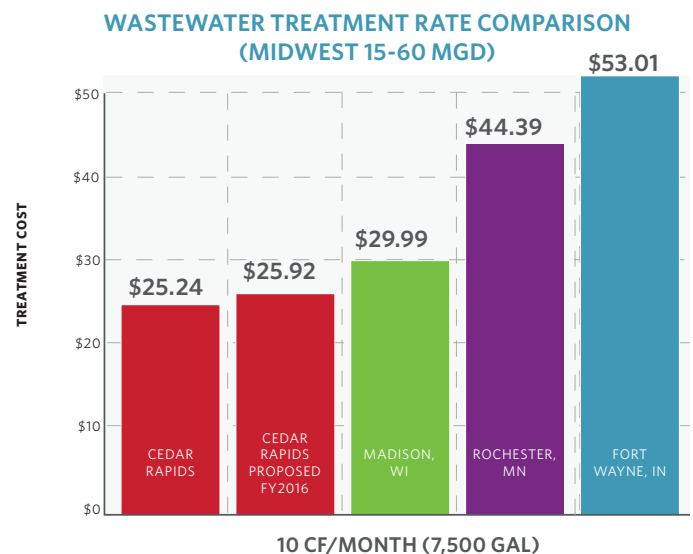
Average of 2.6% rate increase per year (2012-2016)
Average of 7.5% rate increase per year (2007-2011)

TYPICAL MONTHLY RESIDENTIAL SANITARY SEWER BILL. At \$25.92 per month, the City of Cedar Rapids is well below the median rate in the 2015 Sewer Rate Report for Iowa Cities 10,000 Population or Higher published by the City of Ames. For the 40 cities in the survey, the typical monthly residential sanitary sewer bill ranges from \$15.13 to \$89.60 per month with a median of \$44.60 per month.



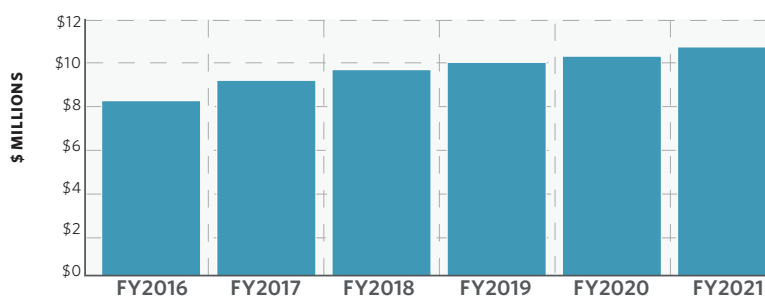
Given the wet industrial nature, Cedar Rapids also strives to be rate competitive with other cities throughout the Midwest (Madison, Rochester, and Fort Wayne) with economies driven by major wet industries. A recent comparison made by Cedar Rapids Utility Department staff demonstrates that competitiveness as well, as shown in the graph to the right.

Finally, national survey data from the American Water Works Association also demonstrates the competitiveness of the City's current rates. That data indicates 2013 national medians of \$40.05 and \$40.55 for customers served by wastewater only and combined water and wastewater utilities, respectively.



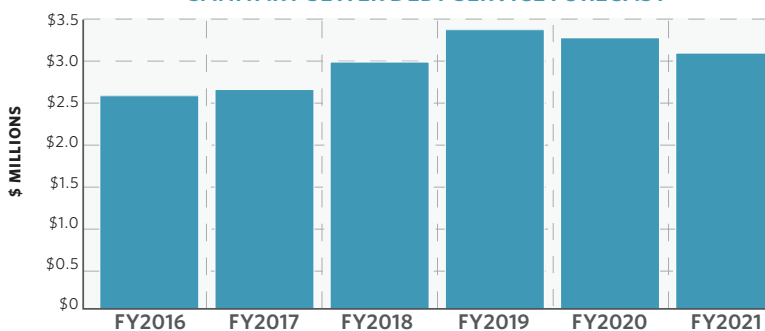
The City's current sanitary sewer system financial plan forecasts a 7.5 percent sanitary sewer rate increase in fiscal year 2017, 10 percent increases in fiscal years 2018 and 2019, and 5 percent increases in fiscal years 2020 and 2021. It also includes a cap on Water Pollution Control's portion of the non-industrial revenues at \$5 million to generate additional revenue for sanitary sewer operations. The 5-year plan increases the typical monthly residential sewer bill to \$37.17 in 2021, still well below the current survey median rates noted previously.

SANITARY SEWER RATE REVENUE FORECAST



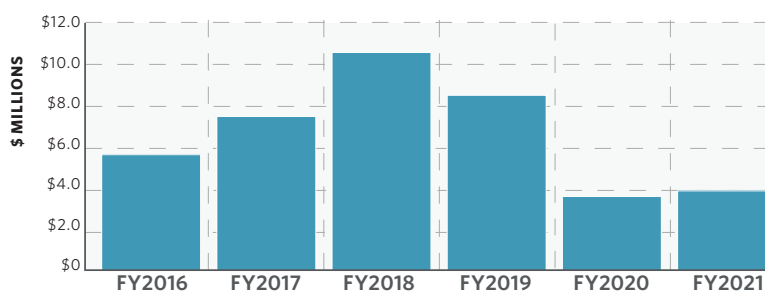
The current 5-year financial plan includes approximately \$15.5 million sanitary sewer revenue bonds, \$1.7 million TIF bonds, and \$2.4 million developer contributions. It increases annual debt service obligations from approximately \$2.6 million in fiscal year 2016 to a forecast \$3.2 million in fiscal year 2021.

SANITARY SEWER DEBT SERVICE FORECAST



The current 5-year plan produces a forecast \$34 million for capital improvements without any federal grants or other outside funding. This generally matches the current 5-year Capital Improvements Plan. Without the proposed sanitary sewer rate increases, the plan would produce an estimated \$8.0 million less revenue, requiring a corresponding reduction in capital improvements.

SANITARY SEWER CAPITAL IMPROVEMENTS



Shorter term, major projects to increase Prairie Creek and Indian Creek trunk sewer capacity, coupled with other ongoing improvements, stretch the City's ability to pay for sanitary sewer capital needs. Longer term, significant I&I in the sanitary sewer system could stretch the City's ability to pay for capital needs even further; potentially requiring additional, even more significant, future investment in capacity for other trunk sewers and significant future investment in pumping and treatment capacity at the Water Pollution Control Facility.

Sanitary sewer rate revenue is the main funding source for both operations and capital improvements. As such, sanitary sewer rates and other user charges will need to increase significantly over time. Other recommendations follow.

- Sustain and accelerate efforts to target and reduce I&I to reduce future capital needs.
- Monitor and aggressively seek grant or other special funding to more quickly address significant needs.
- Proceed with basin-scale modeling to better define long-term needs.
- Prepare individual basin plans to better define needs in targeted growth areas.
- Review and refine connection and extension fees to assure that growth pays for the associated sanitary sewer needs.
- Continue efforts to work collaboratively with others to cost share on multi-purpose projects.
- Incorporate the sanitary sewer system into the Water Pollution Control cost of service model to consider both sanitary sewer and treatment capital needs to more accurately forecast required future rate increases.

Policy and Other Considerations

The following considerations have a direct impact on current or future sanitary sewer master planning:

- Transfer of ownership from private to public for multiple lift stations. Capital expenditures to begin this transfer are included in the current CIP.
- Coordination and funding of sanitary sewer rehabilitation or replacement in conjunction with street reconstruction. Use of street reconstruction funding for associated sanitary sewer needs increases the ability to address other sanitary sewer capital needs. On the other hand, use of sanitary sewer funding to address street reconstruction related sanitary sewer needs reduces the ability to address other, potentially higher prior, sanitary sewer needs.
- Addressing I&I from the following sources. Capital expenditures to begin to address I&I from private sources are phased into the current CIP utilizing a Private Service Lateral program.
 - from private foundation drains and sump pumps
 - from private service laterals and service connections
 - from neighboring cities
- Rate revenue allocation between treatment and collection. Both collection and treatment have significant capital needs. The current CIP reflects some shift of rate revenue from treatment to collection.
- The appropriate sanitary sewer design storm event. The current CIP is based on a 5-year design storm event. To date, the Iowa Department of Natural Resources has not officially recognized this criteria. The more extreme the design storm event, the more sanitary sewer system capacity required, and the higher the potential expenditures to provide that capacity.
- The serviceability of future growth areas. The current CIP assumes that current sanitary sewer related connection and extension fees are sufficient to pay for growth.



Acknowledgments

This Executive Summary and associated documents represent the collaborative efforts of the City of Cedar Rapids and HDR project team. Core team members include the following.



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