

*“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, April 8, 2025 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 – Fair Housing Month
  - ❖ Proclamation – Library Week

## PUBLIC HEARINGS

1. A public hearing will be held to consider the Cedar Rapids Transit FY26 Consolidated Transit Funding Application to the Iowa Department of Transportation for federal and state transit funding assistance (Sergio Hill). CIP/DID #TRN2025-01
  - a. Resolution authorizing submission of the FY26 Consolidated Transit Funding Application and execution of grant agreements with the Iowa Department of Transportation and Federal Transit Administration.
2. A public hearing will be held to consider amendments to the Section 8 Housing Choice Voucher Program Public Housing Authority Administrative Plan and 5-year plan (Sara Buck and Laura Shaw). **(Council Priority)** CIP/DID #OB363680
  - a. Resolution adopting the proposed amendments to the Section 8 Housing Choice Voucher Program Public Housing Authority Administrative Plan and 5-year plan.
3. A public hearing will be held to consider a Development Agreement with Butterfield Holdings, LLC for a housing project at 525 10th Avenue SE (Scott Mather). **(Council Priority)** CIP/DID #TIF-0074-2022
  - a. Resolution authorizing execution of a Development Agreement with Butterfield Holdings, LLC for a housing project at 525 10th Avenue SE.

4. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the FY 2025 Bridge Maintenance project (estimated cost is \$2,050,000) (Ken DeKeyser). **(Paving for Progress)** CIP/DID #305145-03
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the FY 2025 Bridge Maintenance project.
5. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the WPC Feeder Main Extension project (estimated cost is \$3,450,000) (Brandon Jennings). CIP/DID #2024040-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the WPC Feeder Main Extension project.
6. A public hearing will be held to consider the proposed specifications, form of contract and estimated cost for the Playground Equipment at Fox Trail Park project (estimated cost is \$245,000) (Steve Krug). **(Council Priority)** CIP/DID #PUR0325-246
  - a. Resolution adopting specifications, form of contract and estimated cost for the Playground Equipment at Fox Trail Park project.

### **PUBLIC COMMENT**

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

### **MOTION TO APPROVE AGENDA**

### **CONSENT AGENDA**

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

7. Motion to approve the minutes.
8. Resolution authorizing a letter of agreement with Cedar Rapids Association of Firefighters Local #11 for fiscal years 2026 and 2027. CIP/DID #HR0109
9. Resolution amending Resolution No. 0446-03-21, which accepted a proposal for the redevelopment of City-owned property at 1100 and 1106 Ellis Boulevard NW, to change the developer's name from OFB, LLC to Capital B, LLC. CIP/DID #DISP-0035-2020
10. Resolution dissolving the Cedar Rapids Wellbeing Advisory Committee. CIP/DID #CD-0044-2018

11. Resolution authorizing 41 Iowa Task Force 1 members to attend a full-scale exercise in Camp Douglas, WI on April 23 and 24 for a total amount of \$22,220. CIP/DID #FIR0425-0102
12. Resolution setting a public hearing for April 22, 2025 to consider vacating portions of 3rd Street, 4th Street, G Avenue, H Avenue and I Avenue NW and associated alleys generally bounded by F Avenue NW and the Chicago & North Western Railroad right of way. **(Council Priority)** CIP/DID #TIF-0080-2023
13. Resolution setting dates of a public hearing for May 13, 2025, consultation with affected taxing entities, and referral to the City Planning Commission for a report and recommendation on the Urban Renewal Plan for the proposed DC Taylor Co Urban Renewal Area along 12th Street SW and 29th Avenue SW. **(Council Priority)** CIP/DID #TIF-0013-2025
14. Resolution setting dates of a public hearing for May 13, 2025, consultation with affected taxing entities, and referral to the City Planning Commission for a report and recommendation on the proposed Urban Renewal Plan for the proposed Ginkgo Ridge Urban Renewal Area along Summit Avenue SW and Quarry Avenue SW. **(Council Priority)** CIP/DID #TIF-0012-2025
15. Motions setting public hearing dates for:
  - a. April 22, 2025 – to consider the fiscal year 2026 annual budget. CIP/DID #FIN2025-08
  - b. April 22, 2025 – to consider amending the fiscal year 2025 budget. CIP/DID #FIN2024-11
  - c. April 22, 2025 – to consider amending Chapter 12 of the Municipal Code, Water Service, by repealing existing rates and establishing new rates for fiscal year 2026. CIP/DID #WTR26-01
  - d. April 22, 2025 – to consider amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing existing rates and establishing new rates for fiscal year 2026. CIP/DID #WPC26-01
  - e. April 22, 2025 – to consider amending Chapter 24 of the Municipal Code, Solid Waste and Recycling, by repealing existing rates and establishing new rates for fiscal year 2026. CIP/DID #SWM26-01
  - f. April 22, 2025 – to consider amending Chapter 12 of the Municipal Code, Water Service, by repealing existing rates and establishing new rates for fiscal year 2027. CIP/DID #WTR27-01
  - g. April 22, 2025 – to consider amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing existing rates and establishing new rates for fiscal year 2027. CIP/DID #WPC27-01
  - h. April 22, 2025 – to consider amending Chapter 13 of the Municipal Code, Wastewater Facilities, to clarify property owners' responsibility to maintain building laterals and connections to sanitary sewer mains. CIP/DID #49-25-002
  - i. April 22, 2025 – to consider the disposition of 15 City-owned parcels generally located along Ellis Boulevard near Time Check Park and invite competitive proposals to be submitted by May 22, 2025. **(Council Priority)** CIP/DID #PRD-000177-2025
  - j. April 22, 2025 – to consider a change of zone for property at 1406 and 410 Adair Court SW from I-LI, Light Industrial District, to S-MC, Suburban Mixed Use Community Center District, as requested by Midland Ventures I, LLC. **(Council Priority)** CIP/DID #RZNE-000113-2025
  - k. April 22, 2025 – to consider amending a Planned Unit Development Overlay in a S-RL1, Suburban Residential Low Single Unit District, for property north of Holly Circle and Gibson Drive NE and east of Sanden Road NE as requested by Northern Boundaries LLC. **(Council Priority)** CIP/DID #RZNE-000108-2025

- l. April 22, 2025 – to consider amending the Future Land Use Map in the City’s Comprehensive Plan from U-LI, Urban Low Intensity District, to U-MI, Urban Medium Intensity District, and a change of zone from T-ML, Traditional Mixed Use Limited District, to S-MC, Suburban Mixed Use Community Center District, for property at 3445 and 3355 Stone Creek Circle SW as requested by Stone Creek Apartments, LLC. **(Council Priority)** CIP/DID #RZNE-000109-2025
  - m. April 22, 2025 – to consider a change of zone for property at 3220 Wiley Boulevard SW from S-MR, Suburban Mixed Use Regional Center District, to T-IM, Traditional Industrial Mixed Use District, as requested by Warrior Enterprises LLC. **(Council Priority)** CIP/DID #RZNE-000154-2025
  - n. May 13, 2025 – to consider annexation of land generally located along Walford Road west of Interstate 380 as requested by Margaret Probasco and Linn County Rural Electric Cooperative. CIP/DID #ANNX-000097-2025
16. 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. April 22, 2025 – Replace Third Floor Roof at the Downtown Library project (estimated cost is \$295,000). CIP/DID #PUR0325-253
  - b. April 22, 2025 – 60th Avenue SW At-Grade Railroad Crossing Improvements project (estimated cost is \$200,000). CIP/DID #3018043-01
  - c. April 22, 2025 – Walford Road from 6th Street SW to 1,350 Feet West project (estimated cost is \$1,570,000). **(Council Priority)** CIP/DID #301919-02
17. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. The Blind Pig, 3325 Center Point Road NE.
  - b. Buchona’s Sports Bar & Grill, 229 16th Avenue SW (new – formerly Safari Lounge).
  - c. Buffalo Wild Wings, 2020 Edgewood Road SW.
  - d. Casey’s General Store #2212, 130 41st Avenue Drive SW.
  - e. Cedar Rapids Public Library Foundation, 450 5th Avenue SE (5-day license for an event).
  - f. El Paraiso Bar & Grill, 2730 Edgewood Road SW.
  - g. Green Gable Inn, 1227 J Avenue NE.
  - h. Hacienda Las Glorias, 715 1st Avenue SW.
  - i. Hacienda Las Glorias II, 4317 Center Point Road NE.
  - j. Hy-Vee #3 Club Room, 20 Wilson Avenue SW.
  - k. Jersey’s Pub & Grub, 5761 C Street SW.
  - l. Murdoch Funeral Homes & Cremation Service, 520 Wilson Avenue SW.
  - m. Need Pizzeria, 207 2nd Avenue SE.
  - n. Paradise Liquor & Tobacco, 1714 Johnson Avenue NW.
  - o. The Pines Pizza and Pub, 4100 River Ridge Drive NE.
  - p. R G Books, 3611 1st Avenue SE.
  - q. R.V Mixology, 716 Ellis Boulevard NW (5-day license for an event at 222 3rd Avenue SE, Suite 481).
  - r. Texas Roadhouse, 2605 Edgewood Road SW (permanent transfer to 2425 Edgewood Road SW).
  - s. Walgreens #12393, 5750 C Avenue NE.
18. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2025-01
  - b. Payroll. CIP/DID #FIN2025-02



19. Resolutions appointing and thanking the following individuals:
  - a. Appointing Ellie Evans and Cassandra Peiffer (effective through June 30, 2026) to the Civil Rights Commission. CIP/DID #OB629963
  - b. Appointing Barb Tupper (effective through June 30, 2026) to the Cedar Rapids Medical Self-Supported Municipal Improvement District Commission. CIP/DID #OB720222
  - c. Vote of thanks to Carla Andorf for serving on the Affordable Housing Commission. CIP/DID #CDF-0040-2018
  - d. Vote of thanks to Jennifer Bata, Abbey Ferenzi, Christine Gibson, Amy Hockett, Elizabeth Moore, Jodee Reed, Lindsay Tarwater and Chris Taylor for serving on the Cedar Rapids Wellbeing Advisory Committee. CIP/DID #CM001-16
20. Resolutions approving assessment actions:
  - a. Intent to assess – Solid Waste and Recycling – cleanup costs – nine properties. **(Council Priority)** CIP/DID #SWM-006-25
  - b. Intent to assess – Water Division – delinquent municipal utility bills – 22 properties. CIP/DID #WTR040825-01
  - c. Levy assessment – Water Division – delinquent municipal utility bills – 29 properties. CIP/DID #WTR022525-01
21. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
  - a. Sanitary sewer in Edgewood Road Industrial Park 4th Addition and 4-year Maintenance Bond submitted by Pirc-Tobin Construction Inc. in the amount of \$138,705. CIP/DID #FLPT-033810-2023
  - b. Storm sewer in Edgewood Road Industrial Park 4th Addition and 4-year Maintenance Bond submitted by Pirc-Tobin Construction Inc. in the amount of \$12,052. CIP/DID #FLPT-033810-2023
  - c. Sanitary sewer in Stone Ridge Apartments 2nd Addition and 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$54,202. CIP/DID #ASDP-000633-2024
  - d. Storm sewer in Stone Ridge Apartments 2nd Addition and 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$7,250. CIP/DID #ASDP-000633-2024
22. Resolution accepting project, approving Performance Bond and authorizing final payment:
  - a. City Hall North Elevator Replacement project, final payment in the amount of \$14,858 and 2-year Performance Bond submitted by Schumacher Elevator Company (original contract amount was \$297,156; final contract amount is \$297,156). CIP/DID #PUR0424-273
23. Resolutions approving actions regarding purchases, contracts and agreements:
  - a. Grant agreement in the amount of \$500,000 with the Iowa Finance Authority through the Wastewater and Drinking Water Financial Assistance Program for the Water Pollution Control Facility Contract 2 project. CIP/DID #WPC040825-01
  - b. Application for an Iowa Arts Council Art Project Grant in the amount of \$16,000 for artistic bus shelter enhancements. **(Council Priority)** CIP/DID #CD-0110-2025
  - c. Agreement for a Surface Transportation Block Grant Program Federal-Aid Project with the Iowa Department of Transportation for the Tower Terrace Road NE from C Avenue to Summerset Avenue project. CIP/DID #301666-00
  - d. Amendment No. 1 to the contract with Kimley-Horn and Associates, Inc. for a strategic parking plan for the Economic and Development Services Department to add services for an amount not to exceed \$67,477 (original contract amount was \$165,000; total contract amount with this amendment is \$232,477). CIP/DID #PUR0924-089

- e. Amendment No. 44 to the contract with Willett Hofmann & Associates Inc. for architectural design services for ADA compliance at various City facilities to add services for an amount not to exceed \$226.80 (original contract amount was \$156,580; total contract amount with this amendment is \$435,993.05). CIP/DID #PUR1216-135
- f. Amendment No. 6 to the contract with Willett Hofmann & Associates Inc. for design services for ADA compliance at Group 3 facilities for the Facilities Maintenance Services Division to add services for an amount not to exceed \$2,190.20 (original contract amount was \$198,000; total contract amount with this amendment is \$439,670.35). CIP/DID #PUR0323-235
- g. Contract with Thorp Land Clearing, LLC for the Debris Grinding at Beverly Gardens Park project for the Forestry Division for an amount not to exceed \$130,000. CIP/DID #PUR0225-224
- h. Amendment No. 5 to extend the contract with Involta, LLC for Involta services for the Information Technology Department for an amount not to exceed \$77,083.44 (original contract amount was \$217,982.25; total contract amount with this amendment is \$295,065.69). CIP/DID #109420-26
- i. Information Technology Department purchase of PeopleSoft Human Capital Management software maintenance and support from Mythics for an amount not to exceed \$103,699.92. CIP/DID #IT2025-004
- j. Amendment No. 13 to the contract with USIC Locating Services, Inc. for fiber locating and marking services for the Information Technology Department to extend the contract and add services in the amount of \$30,000 (original contract amount was \$170,000; total contract amount with this amendment is \$420,000). CIP/DID #PUR1117-079
- k. Contract with Absolute Group for the Spring 2025 ROW Tree Planting – US Forestry Grant Downtown project for the Parks and Recreation Department for an amount not to exceed \$243,020. CIP/DID #PUR0225-221
- l. Contract with Absolute Group for the ReLeaf Spring 2025 ROW Tree Planting project for the Parks and Recreation Department for an amount not to exceed \$228,930. CIP/DID #PUR0225-220
- m. Amendment No. 1 to the contract with Darrahs, Inc. for towing and storage of vehicles for the Police Department and the Fleet Services Division to add services in the amount of \$40,000 (original contract amount was \$90,000, total contract amount with this amendment is \$130,000). CIP/DID #PUR0822-029
- n. Contract with UKG Kronos Systems, LLC for UKG TeleStaff cloud software and support for the Police Department for five years for an amount not to exceed \$137,299.93. CIP/DID #PUR0225-228
- o. Amendment No. 2 to renew the contract with C.J. Moyna & Sons, LLC for quarry materials for the Streets Division for an annual amount not to exceed \$100,000 (original contract amount was \$100,000; renewal contract amount is \$100,000). CIP/DID #PUR0223-212
- p. Amendment No. 2 to renew the contract with Croell, Inc. for concrete for the Streets Division for an annual amount not to exceed \$1,500,000 (original contract amount was \$1,000,000; renewal contract amount is \$1,500,000). CIP/DID #PUR0223-213
- q. Amendment No. 3 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. for an amount not to exceed \$24,806 for design services in connection with the Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill project (original contract amount was \$160,614; total contract amount with this amendment is \$196,574). **(Council Priority)** CIP/DID #301878-01
- r. Contract with Wulfekuhle Injection and Pumping, Inc. for emergency hauling of untreated wastewater for the Water Pollution Control Facility for an amount not to exceed \$250,000. CIP/DID #WPC0408252-01

- s. Change Order No. 3 for an amount not to exceed \$15,146.58 with B.G. Brecke, Inc. for the Noelridge Greenhouse Boiler Replacement project (original contract amount was \$387,610.37; total contract amount with this amendment is \$503,304.51). CIP/DID #PUR0724-014
- t. Change Order No. 12 in the amount of \$9,098 with Boomerang Corp. for the 8th Avenue SE and Mount Vernon Road SE from 8th Street to 14th Street Reconstruction project (original contract amount was \$7,927,719.78; total contract amount with this amendment is \$8,043,124.94). CIP/DID #301956-02
- u. Change Order No. 11 in the amount of \$60,621.21 with General Constructors for the NCSML Floodwall & 16th Ave SW Road Gate project (original contract amount was \$5,562,876.79; total contract amount with this amendment is \$5,824,764.61). CIP/DID #3313520-30
- v. Change Order No. 7 in the amount of \$150,147.05 with Midwest Concrete, Inc. for the 2024 Pavement Milling and Curb Repair project (original contract amount was \$4,052,589.13; total contract amount with this amendment is \$4,913,357.36). **(Paving for Progress)** CIP/DID #301998-15
- w. Change Order No. 3 in the amount of \$331,839.50 with Minger Construction Co., Inc. for the Old Bridge Road (North of) Prairie Creek to (South of) CRANDIC Railroad Sanitary Sewer Extension project (original contract amount was \$2,994,500; total contract amount with this amendment is \$3,508,720.75). CIP/DID #6550034-02
- x. Change Order No. 27 in the amount of \$38,400 with Peterson Contractors, Inc. for the Cedar Lake North Shore & Levee Construction project (original contract amount was \$18,359,172.85; total contract amount with this amendment is \$23,040,617.83). **(Council Priority)** CIP/DID #3314510-20
- y. License Agreement with Cargill Inc. for property at 1925 10th Street SE in connection with the Cedar River Flood Control System project. **(Council Priority)** CIP/DID #3317200-00
- z. Encroachment Agreement with the City of Cedar Rapids for exterior building improvements and remodel of the City Annex Building at 101 1st Avenue SE. **(Council Priority)** CIP/DID #ENCR-000400-2023
- aa. Amending Resolution No. 0310-03-25, which authorized an amendment to the Non-Franchise Utility Permit Agreement with Unite Private Networks, LLC for access to the public right of way to expand the service area of its fiber network. **(Council Priority)** CIP/DID #NFA-031540-2021
- ab. Non-Franchise Utility Permit Agreement with Vero Fiber Networks, LLC for access to the public right of way to operate a fiber network. **(Council Priority)** CIP/DID #NFA-000001-2025
- ac. Awarding and approving contract in the amount of \$2,275,863.25, plus incentive up to \$30,000, bond and insurance of Pirc-Tobin Construction Inc. for the 5th Avenue SE Gatewell and Pump Manhole project (estimated cost was \$1,960,000). CIP/DID #3315553-01
- ad. Awarding and approving contract in the amount of \$2,546,360.37, bond and insurance of Woodruff Construction, Inc. for the D4 Clarifier Rehabilitation project (estimated cost was \$2,840,000). CIP/DID #6150061-02

## **REGULAR AGENDA**

24. Report on bids for the 2025 Transit Stop Improvements project (estimated cost is \$190,000) (Doug Wilson). **(Council Priority)** CIP/DID #306995-05
25. Report on bids for the Advance FCS Grading, Utility, and Concrete Repair Package project (estimated cost is \$1,960,000) (Ken DeKeyser). CIP/DID #3315555-01
  - a. Resolution awarding and approving contract in the amount of \$1,106,942.50, bond and insurance of Eastern Iowa Excavating & Concrete, LLC for the Advance FCS Grading, Utility, and Concrete Repair Package project.

## **ORDINANCES**

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

26. Ordinance granting a change of zone for the properties generally bound by F Avenue NW, 4th Street NW, G Avenue NW, the Union Pacific Railroad tracks, and 1st Street NW from U-NG, Urban Neighborhood General District, U-NG-FM, Urban Neighborhood General District with a Flood Mitigation Overlay, and P-PO-FM, Parks and Public Open Space District with a Flood Mitigation Overlay, to T-MC-PUD, Traditional Mixed Use Center District with a Planned Unit Development Overlay, as requested by Cedar Rapids Development Group, LLC. **(Council Priority)** CIP/DID #RZNE-000050-2025
27. Ordinance granting a change of zone for property at 2835 64th Avenue SW from I-GI, General Industrial District, to I-LI, Light Industrial District, as requested by Edgewood Partners, LLC. **(Council Priority)** CIP/DID #RZNE-000065-2025
28. Ordinance granting a change of zone for property at 4415 Williams Boulevard SW from A-AG, Agriculture District, to S-MC, Suburban Mixed Use Community Center District, as requested by Andrea and Allison Faches. **(Council Priority)** CIP/DID #RZNE-000016-2025
29. Ordinance granting a change of zone for property at 1590 Stoney Point Road SW from A-AG, Agriculture District, to I-LI, Light Industrial District, as requested by L L & C, LLC. **(Council Priority)** CIP/DID #RZNE-000041-2025
30. Ordinance granting a change of zone for property north of 16th Avenue SW and west of Rockhurst Drive SW from A-AG, Agriculture District, to S-RM1, Suburban Residential Medium Single Unit District, as requested by Midwest Development Company and the City. **(Council Priority)** CIP/DID #RZNE-000920-2025
31. Ordinance correcting Ordinance No. 004-25 relating to the collection of tax increments within the Google Urban Renewal Area along 76th Avenue SW and Edgewood Road SW. CIP/DID #TIF-0099-2024

## **PUBLIC INPUT**

*This is an opportunity for Cedar Rapids residents, property owners, and business owners 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**

*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 or event should contact the City Clerk's Office at 319-286-5060 or [cityclerk@cedar-rapids.org](mailto: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](http://www.cedar-rapids.org).*



## Council Agenda Item Cover Sheet

**Submitting Department:** Transit

**Director Contact:** Jennifer Pratt – j.pratt@cedar-rapids.org – (319) 538-2552

**Presenter at Meeting:** Sergio Hill

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held to consider the Cedar Rapids Transit FY26 Consolidated Transit Funding Application to the Iowa Department for federal and state transit funding assistance. (Sergio Hill).

- a. Resolution authorizing submission of the FY26 Consolidated Transit Funding Application and execution of grant agreements with the Iowa Department of Transportation (Iowa DOT) and/or Federal Transit Administration (FTA)

CIP/DID #TRN2025-01

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ConnectCR Goal 1: Provide choices for all transportation users: inter- and intra-city.

**Background:** The FY26 Consolidated Transit Funding Application incorporates the necessary elements to apply for federal and state transit funding assistance. The application occurs on an annual basis and a public hearing is required for each application. The public hearing will cover the projects for which federal or state transit funding is being requested, including formula and discretionary funds for operating or capital projects.

The FY26 application will include the following projects and estimated funding amounts:

- Section 5307 FTA Operating Assistance for general operating costs - \$4,550,000
- Section 5307 FTA Capital Assistance to replace two heavy-duty buses - \$1,037,120 (approximately 80% of the total cost of \$1,296,400)
- Section 5307 FTA Capital Assistance to replace one medium-duty bus - \$232,000 (approximately 80% of the total cost of \$290,000)
- Section 5310 formula allocation to support the general operating costs for ADA complementary paratransit service - \$243,684
- State Transit Assistance for general operating costs – \$735,750 (approximately 3.80% of available STA funds)

**Recommended Action:** City staff recommends approval of the resolution.

**Alternative:** NA

**Time Sensitivity:** The funding application is due to the Iowa DOT by May 1, 2025

**Resolution Date:** April 8, 2025

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the FY26 Consolidated Transit Funding Application incorporates the elements necessary to apply for federal and state transit funding assistance, and

WHEREAS, the application occurs on an annual basis and an authorizing resolution is required for each application, and

WHEREAS, The FY26 application will include the following projects and estimated funding amounts:

- Section 5307 FTA Operating Assistance for general operating costs - \$4,550,000
- Section 5307 FTA Capital Assistance to replace two heavy-duty buses - \$1,037,120 (approximately 80% of the total cost of \$1,296,400)
- Section 5307 FTA Capital Assistance to replace one medium-duty bus - \$232,000 (approximately 80% of the total cost of \$290,000)
- Section 5310 formula allocation to support the general operating costs for ADA complementary paratransit service - \$243,684
- State Transit Assistance for general operating costs – \$735,750 (approximately 3.80% of available STA funds), and

WHEREAS, the City of Cedar Rapids has sufficient non-federal funds to provide the local match for capital projects and at the time of delivery will have the funds to operate and maintain vehicles as purchased under this project, and

WHEREAS, it is requested that State Transit Assistance formula funding be advanced as allowed by law, to improve transit system cash flow, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager, or their designee, is authorized on behalf of the City of Cedar Rapids to apply for financial assistance and to enter into related contracts with the Iowa Department of Transportation and/or the Federal Transit Administration.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature





## Council Agenda Item Cover Sheet

**Submitting Department:** CD - Housing

**Director Contact:** Jennifer Pratt – j.pratt@cedar-rapids.org – (319) 538-2552

**Presenter at Meeting:** Sara Buck and Laura Shaw

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held to consider amendments to the Section 8 Housing Choice Voucher (HCV) Program Public Housing Authority (PHA) Administrative Plan and 5-year plan (Sara Buck and Laura Shaw) **(Council Priority)**

- a. Resolution adopting the proposed amendments to the Section 8 Housing Choice Voucher (HCV) Program Public Housing Authority (PHA) Administrative Plan and 5-year plan.

CIP/DID #OB363680

<b>Council Priority:</b> Housing Options and Affordability
<b>EnvisionCR Goal:</b> StrengthenCR Goal 4: Create a city that is affordable and accessible to all members of the community.

**Background:** The Community Development Housing Services Division administers the Section 8 Housing Choice Voucher (HCV) Program as the Public Housing Authority (PHA) of Linn and Benton Counties. The program is federally funded by the U.S. Department of Housing & Urban Development (HUD) and is designed to accommodate very low-income families and individuals with rental assistance for decent, safe, and sanitary housing, provided by private owners and rental agents. On average, the program assists 1,100 families with rent assistance per year.

Annually, HUD requires Public Housing Authorities to amend Administrative Plans to ensure consistency with current Federal, State, and local regulations. In addition, discretionary amendments are proposed to address emerging issues or enhance service delivery. These amendments must be submitted to HUD, as part of the PHA 5-year Plan.

The City of Cedar Rapids Resident Advisory Board and Development Committee reviewed and recommended the following proposed changes:

### Regulatory Changes

- Update policies to reflect the Housing Opportunity through Modernization Act (HOTMA) which primarily changes the way that household income and assets are calculated.
- Annual update to the Family Self-Sufficiency Admissions and Continued Occupancy (ACOP) Plan.

**Discretionary Changes**

- Criteria for deciding to terminate assistance:
  - Consideration of Circumstances – request information on any mitigating circumstances in relation to criminal activity prior to determination.

**The proposed changes were available on the City's website or by request through the Housing Services office through April 7, 2025. These plans are due to HUD no later than April 17, 2025.**

**Recommended Action:** Staff recommend approving the resolution.

**Alternative:** Table and request additional information.

**Time Sensitivity:** Delay in the public hearing may impact plans being submitted to HUD on time.

**Resolution Date:** N/A

**Budget Information:** N/A

**Local Preference Policy:** Not applicable

**Recommended by Council Committee:** Yes

**Explanation:** Reviewed and recommended by City Council Development Committee on March 19, 2025.

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, The Department of Housing and Urban Development (HUD) requires entities responsible for administering Section 8 Housing Choice Voucher Programs to submit a 5-Year Plan and Annual Plan, and

WHEREAS, additionally The Department of Housing and Urban Development (HUD) requires each entity to prepare an Administrative Plan, including the Family Self-Sufficiency Action Plan and the Homeownership Option Plan, that clearly outlines local policies and program regulations, and

WHEREAS, every year the Administrative Plan is reviewed and revised as necessary to reflect changes in local policy and regulations, and

WHEREAS, the Public Housing Authority (PHA) Annual Plan, and amendments to the Administrative Plan, Family Self-Sufficiency Action Plan and Homeownership Option Plan have been made available for public review since February 21, 2025, and

WHEREAS, copies of these documents have been available on the City's website, and

WHEREAS, the City of Cedar Rapids City Council conducted a Public Hearing on April 8, 2025 to hear input from the public, and

WHEREAS, said plans are due to be submitted to The Department of Housing and Urban Development (HUD),

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that said Section 8 Housing Choice Voucher Program Public Housing Authority (PHA) Annual Plan and PHA Administrative Plan, including the Family Self-Sufficiency Action Plan and Homeownership Option Plan are hereby adopted with final approval.

BE IT FURTHER RESOLVED that the Mayor of Cedar Rapids, Iowa is hereby authorized to execute for submission to The Department of Housing and Urban Development (HUD) the Section 8 Housing Choice Voucher Program Public Housing Agency (PHA) Annual Plan and Administrative Plan amendments including the Family Self-Sufficiency Action Plan, the Homeownership Option Plan, and all related documents.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Scott Mather

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held to consider a Development Agreement with Butterfield Holdings, LLC for a housing project at 525 10<sup>th</sup> Avenue SE. (Scott Mather) **(Council Priority/Business Friendly)** CIP/DID #TIF-0074-2022

- a. Resolution authorizing execution of a Development Agreement with Butterfield Holdings, LLC for a housing project at 525 10<sup>th</sup> Avenue SE.

<b>Council Priority:</b> Business-Friendly
<b>EnvisionCR Goal:</b> GrowCR Goal 1: Encourage mixed-use and infill development.

**Background:** The public hearing and resolution authorize execution of a Development Agreement with Butterfield Holdings, LLC for a housing project at 525 10<sup>th</sup> Avenue SE. On May 23, 2023, City Council authorized standard local match incentives in support of the Developer's workforce housing tax credit application to Iowa Economic Development Authority and were awarded tax credits in August 2023. This project has not moved forward due to project costs; however, the Developer is now ready to move forward with a development agreement with the City of Cedar Rapids.

The following is a summary of the proposed project:

- + \$1.5 million capital investment
- + Construction of new 4-plex market rate housing units for lease
  - o 4-bedroom; 3 bathroom
  - o 2 stall attached garage
  - o 500 square foot terrace above the garage
  - o Resurface entire alley with concrete
- + Construction Commencement May 2025; Completion March 2026
- + Financial Incentive: City to provide a reimbursement of 100% of the tax increments up to (i) a net present value (NPV) of \$140,000 at 6% discount rate and discounting payments to completion date or (ii) 15 consecutive annual payments

**Recommended Action:** City staff recommends approving the Resolution

**Alternative:** NA

**Time Sensitivity:** NA

**Resolution Date:** April 8, 2025

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

Prepared By and Bill To: City Manager's Office, 319-286-5060

Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

RESOLUTION NO. LEG\_NUM\_TAG

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A  
DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS BY AND  
BETWEEN THE CITY OF CEDAR RAPIDS AND BUTTERFIELD HOLDINGS LLC.

WHEREAS, the City Council previously found and determined that certain areas located within the City of Cedar Rapids, ("City") are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the amended and restated Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Central Consolidated Urban Renewal Area (the "Area" or "Urban Renewal Area") by Resolution No. 1622-11-23 on November 7, 2023, which Plan, is on file in the office of the Recorder of Linn County and is from time to time amended; and

WHEREAS, the Urban Renewal Area has been designated on the basis of an "slum and blight, and economic development" pursuant to Chapter 403 of the Iowa Code (the "Urban Renewal Law"); and

WHEREAS, the Urban Renewal Law authorizes cities to make grants, loans, guarantees, incentives and financial assistance for economic development and in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Urban Renewal Law; and

WHEREAS, the City Council intends to enter into a Development Agreement ("Agreement") with Butterfield Holdings, LLC ("Developer") for the development of the Urban Renewal Area in accordance with the Urban Renewal Plan, (ii) it will establish conditions which attract further new investment, (iii) it will maintain and expand taxable values in the Urban Renewal Area, (iv) it will retain employment opportunities within the Urban Renewal Area and the community that might otherwise be lost, (v) it will illuminate slum and blighting in the Urban Renewal Area; and

WHEREAS, the Council has determined that the Development Agreement, which memorializes the commitment of the City and Developer with regard to the Project is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law, and further, that the Development Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapter 403 of the Iowa Code; and

WHEREAS, the Agreement provides that the Developer will undertake a 4-plex housing redevelopment project, featuring 4-bedroom, 3-bathroom units, 2-stall attached garages, and 500 square foot terrace above garages, with associated site improvements to include paving the alley, which Minimum Improvements requires a minimum investment of not less than \$1,500,000.00; and

WHEREAS, the Agreement, subject to stated terms and conditions, would obligate the City reimburse 100% of the tax increments up generated by the Minimum Improvements ("TIF Reimbursements"), which reimbursements will cease upon the soonest occurring: (i) the cumulative total of the reimbursement payments equals a net present value (NPV) of \$140,000 using 6% discount rate and discounting payments to completion date or (ii) the City has made 15 consecutive annual payments. The TIF Reimbursements are payable solely and only from portion of the Developer Tax Increments derived from the property taxes paid and received by City into the Central Consolidated Urban Renewal Tax Increment Revenue Fund, collected from the Development Property and the Minimum Improvements constructed thereon, under the authority of Ordinance No. 79-00. The City's obligation to make the TIF Reimbursements is subject to annual appropriation, and the total amount of Developer Tax Increment to be rebated is not anticipated to exceed \$250,000.00; and

WHEREAS, the Council has determined that entering into the Development Agreement, which memorializes the commitment of the City and Developer with regard to the Project, is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law, and further, that the Development Agreement and the City's performance thereunder is in furtherance of appropriate blight remediation and economic development activities and objectives of the City within the meaning of Chapters 15, 15A and 403; and

WHEREAS, the Development Agreement, and related documents, are 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 AS FOLLOWS:

Section 1. The recitals contained hereinabove are found to be true and correct and incorporated herein.

Section 2. The performance by the City of its obligations under the Development Agreement, including but not limited to, providing TIF Reimbursements be and are hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Development Agreement, and the City's performance thereunder is in furtherance of appropriate economic development and blight remediation activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account the factors set forth therein, and that the expenditure of public funds is commensurate with the public gains and benefits received from the Project.

Section 3. The aggregate amount of Tax Increment utilized in furtherance of the Project shall not exceed \$250,000.00 and based upon the factors outlined in Chapter 403 of the Code of Iowa, the Council hereby determines the public gains and benefits received as a result of the Project are commensurate with the expenditure of public funds to this level.

Section 4. The form and content of the Development Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the City Manager and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver them for and on behalf of the City in substantially the form and content now before this meeting, but with such changes,



modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Development Agreement.

Section 5. The City Manager and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Development Agreement, as executed. The City Clerk is specifically directed to record a Memorandum of Development Agreement with the Linn County Recorder's office.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Resolution and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 8th day of April, 2025.

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ken DeKeyser, PE

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the FY 2025 Bridge Maintenance project (estimated cost is \$2,050,000) (**Paving for Progress**).

Resolution adopting plans, specifications, form of contract and estimated cost for the FY 2025 Bridge Maintenance project.

CIP/DID #305145-03

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ConnectCR Goal 4: Improve the function and appearance of our key corridors.

**Background:** Project includes deck and structure repairs on the 3rd Avenue Bridge over the Cedar River and J Street SW Bridge over Prairie Creek. These repairs are being made to increase the overall lifespan of the structures.

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

**Alternative:** Repackage each bridge into separate phases.

**Time Sensitivity:** Do not approve the resolution. This would impact Fiscal Year 2025 priorities in the City's ongoing bridge management program.

**Resolution Date:** April 8, 2025

**Budget Information:** 305/305000/305153, SLOST; 305/305000/305157, SLOST

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, on March 25, 2025 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the FY 2025 Bridge Maintenance project (Contract No. 305145-03 SLOST) 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





Cadd File Name: W:\PROJECTS\CI\305145 Bridge Maintenance\305145 Council Map.dwg





## Council Agenda Item Cover Sheet

**Submitting Department:** Water

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Brandon Jennings

**Description of Agenda Item:** PUBLIC HEARINGS

A Public Hearing will be held to consider the proposed plans, specifications, form of contract, and estimated cost for the WPC Feeder Main Extension project (estimated cost is \$3,450,000) (Brandon Jennings).

Resolution adopting plans, specifications, form of contract, and estimated cost for the WPC Feeder Main Extension project.

CIP/DID #2024040-02

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community.

**Background:** The Cedar Rapids Water Pollution Control (WPC) facility has recently begun construction on the WPC Facility Process Improvements – Contract 2 project to upgrade site facilities and equipment to extend the facility's useful life. This WPC Feeder Main Extension project will extend approximately 10,000 feet of new water main along Bertram Rd SE from Mt. Vernon Rd SE to the planned expansion at the WPC facility to support future water demands and provide sufficient fire protection to the site.

A pre-bid meeting was held on April 7<sup>th</sup>, 2025. Bids will be opened and publicly announced on April 23<sup>rd</sup>, 2025.

**Recommended Action:** The Utilities Department – Water Division staff recommend approval of the resolution adopting the plans, specifications, form of contract, and estimated cost for the WPC Feeder Main Extension project.

**Alternative:** None

**Time Sensitivity:** 4-8-25

**Resolution Date:** 4-8-25

**Budget Information:** The project will be coded to the following CIP funds: 553000-625-625000-x-x-625884-6252024040. Funds will be transferred into 625884 from 553000-615-615000-x-x-615215-NA periodically such that the project is split funding 50/50 between Water and WPC.

**Local Preference Policy:** Not applicable

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

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, on March 25, 2025 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract, and estimated cost for the WPC Feeder Main Extension project (2024040-02) for the City of Cedar Rapids, Iowa, and

WHEREAS, a public hearing was held, and

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

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 improvements be and the same are hereby adopted.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Purchasing

**Director Contact:** Amanda Grieder – a.grieder@cedar-rapids.org – (319) 286-5714

**Presenter at Meeting:** Steve Krug

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held to consider the proposed specifications, form of contract and estimated cost for the Playground Equipment at Fox Trail Park project (estimated cost is \$245,000) (Steve Krug).

- a. Resolution adopting specifications, form of contract and estimated cost for the Playground Equipment at Fox Trail Park project.  
CIP/DID #PUR0325-246; 307272

<b>Council Priority:</b> Recreational and Cultural Amenities
<b>EnvisionCR Goal:</b> GreenCR Goal 2: Have the best parks, recreation and trails system in the region.

**Background:**

This is to hold a Public Hearing on the Playground Equipment at Fox Trail Park Project. This project is to provide and install playground equipment in Fox Trail Park, 7520 Council Street NE, Cedar Rapids, Iowa for the Parks and Recreation Department.

**Action/Recommendation:** Public Hearing

**Alternative Recommendation:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:** 553000-307-307000-307272

**Local Preference Policy:** No

**Explanation:** Public Improvement Project

**Recommended by Council Committee:** No

**Explanation:** NA



RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, on March 25, 2025 there was filed in the Office of the City Clerk proposed specifications, form of contract and estimated cost for the Playground Equipment at Fox Trail Park project (Contract No. PUR0325-246; 307272) for the City of Cedar Rapids, Iowa, and

WHEREAS, a public hearing was held, and

WHEREAS, no comments or objections to the 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 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



## Council Agenda Item Cover Sheet

**Submitting Department:** Human Resources

**Director Contact:** Rachelle Stewart – r.stewart@cedar-rapids.org – (319) 249-9551

**Presenter at Meeting:** Rachelle Stewart

**Description of Agenda Item:** CONSENT AGENDA

Resolution authorizing a letter of agreement with Cedar Rapids Association of Firefighters Local #11 for fiscal years 2026 and 2027.

CIP/DID #HR0109

**Council Priority:** Not applicable

**EnvisionCR Goal:** Routine business - EnvisionCR does not apply

**Background:** An agreement has been reached with the Cedar Rapids Association of Firefighters Local #11 representing certain employees within the City of Cedar Rapids Fire Department containing the following financial provisions:

1. Wages:
  - July 1, 2025: 4.25%
  - July 1, 2026: 4.25%
2. Training Pay: \$100 per month for Captains assigned a probationary firefighter.
3. Increase specialty pay from \$.20/hr to \$.30/hr:
4. Traditional and Choice Insurance Plans effective January 1, 2026
  - Traditional Plan PPO
    - Single/Family Deductible - \$500/\$1000
    - Single/Family Out of Pocket Maximum - \$1000/\$2000
  - Choice Plan PPO
    - Single/Family Deductible - \$1000/\$2000
    - Single/Family Out of Pocket Maximum - \$2400/\$4800
5. Increase holiday pay to two (2x) the hourly rate for the following holidays:
  - Fourth of July
  - Thanksgiving Day
  - Christmas Eve
  - Christmas Day

**Recommended Action:** Approve resolution authorizing the City Manager to sign the letter of agreement.

**Alternative:** N/A

**Time Sensitivity:** The Cedar Rapids Association of Firefighters Local #11 has ratified this agreement; the City Council is required to approve the agreement.

**Resolution Date:** April 8, 2025

**Budget Information:** N/A

**Local Preference Policy:** Not applicable  
**Explanation:**

**Recommended by Council Committee:** Not applicable  
**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City has negotiated a wage and insurance letter of agreement for fiscal years 2026 and 2027 with the Cedar Rapids Association of Firefighters Local #11, as bargaining agent certified by the Employment Authorization Board for certain employees of the City of Cedar Rapids Fire Department, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the City Manager is hereby authorized and directed to sign the Letter of Agreement with Cedar Rapids Association of Firefighters Local #11 effective July 1, 2025 to June 30, 2027.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Community Development

**Director Contact:** Jennifer Pratt – j.pratt@cedar-rapids.org – (319) 538-2552

**Presenter at Meeting:** Jeff Wozencraft

**Description of Agenda Item:** CONSENT AGENDA

Resolution amending Resolution No. 0446-03-21, which accepted the proposal for the redevelopment of city-owned property at 1100 & 1106 Ellis Boulevard to change the Developer's name OFB, LLC to Capital B, LLC.

CIP/DID #DISP-0035-2020

**Council Priority:** Not applicable

**EnvisionCR Goal:** StrengthenCR Goal 2: Improve the quality and identity of neighborhoods and key corridors.

**Background:** The Resolution authorizes the amendment of a previously awarded proposal for City-owned property located at 1100 & 1106 Ellis Boulevard NW. In 2021, a stakeholder panel consisting of City staff and representation from the Northwest Neighbors Neighborhood Association, commercial lending community, and real estate development community evaluated the proposals based on evaluation criteria established in the request for proposal. The review panel concluded that the multi-unit residential project proposed by OFB, LLC best met the objectives outlined in the RFP. The awardee would like to change the entity name related to the award from OFB, LLC to Capital B, LLC. No changes to the project have been proposed at this time.

**Recommended Action:** City staff recommend the adoption of the resolution.

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

**Time Sensitivity:** NA

**Resolution Date:** April 8, 2025

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids City Council has determined it is in the public interest to dispose of the City-owned properties with the following addresses and legal descriptions:

Address	Legal Description
1100 Ellis Boulevard NW	Lot 9, of Block 21, O.N. Hull's 3rd Addition to Cedar Rapids, Linn County, Iowa
1106 Ellis Boulevard NW	Lot 10, of Block 21, O.N. Hull's 3rd Addition to Cedar Rapids, Linn County, Iowa

collectively known as (the "Properties"), by inviting competitive proposals for the sale and redevelopment of the Properties, and

WHEREAS, the City Council issued a Request for Proposals for the sale and redevelopment of the Properties by Resolution No. 1573-12-20 on December 15, 2020, and

WHEREAS, the City of Cedar Rapids Community Development Department received one proposal for the Properties, and

WHEREAS, upon review by community stakeholders, a recommendation was made that the City Council accept the proposal made by OFB, LLC to build a multi-unit residential building, totaling an estimated \$950,000 dollars in investment, and

WHEREAS, since the passage of Resolution No. 0446-03-21 accepting the proposal made by OFB, LLC, the applicant wishes to change the entity name awarded the properties to Capital B LLC,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, the City Council hereby authorizes and approves amending the name of the Developer selected for redevelopment of the Properties from OFB, LLC to Capital B, LLC.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Community Development

**Director Contact:** Jennifer Pratt – j.pratt@cedar-rapids.org – (319) 538-2552

**Presenter at Meeting:** Haley Sevensing

**Description of Agenda Item:** CONSENT AGENDA

Resolution dissolving the City of Cedar Rapids Wellbeing Advisory Committee.

CIP/DID #CD-0044-2018

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** The Wellbeing Advisory Committee was established in 2016 to support the ongoing work of creating a healthy community and provides recommendations on matters related to well-being. Since its formation in 2016, the Wellbeing Advisory Committee has fulfilled its role in supporting the City's participation in the Blue Zones Project and the Healthy Hometown program.

This support and the contributions made by the Wellbeing Advisory Committee have led to health and wellness being engrained into City operations. 'Live Healthy' is a guiding principle in the City's comprehensive plan, EnvisionCR; several new planning processes focused on supporting active and healthy lifestyles have been completed (i.e. Age Friendly Action Plan and Community Gardens in Parks Plan); and new policies have been recommended and/or put in place to support wellbeing (i.e. small produce markets and smoke-free parks).

The City also acknowledges the work of other community groups focused on supporting similar initiatives. Together Healthy Linn, Linn County Worksite Wellness, Linn County Food Systems Council, and Make it Okay Ambassadors all do work to support the 'Eat Well, Move More, and Feel Better' framework that the Wellbeing Advisory Committee has been operating under.

For these reasons, City Staff are recommending that the Wellbeing Advisory Committee be dissolved.

**Recommended Action:** City staff recommends approval of the resolution.

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

**Time Sensitivity:** N/A

**Resolution Date:** April 8, 2025

**Budget Information:** N/A

**Local Preference Policy:** Not applicable

**Recommended by Council Committee:** Not applicable



RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, on January 12, 2016, the City Council adopted Resolution No. 0010-01-16 which, established the Cedar Rapids Wellbeing Advisory Committee, and

WHEREAS, the Committee was established to sustain the City's certification as a Blue Zones Community, support the on-going work of creating a healthy community and assist the Cedar Rapids City Council with matters related to wellbeing, and

WHEREAS, the Wellbeing Advisory Committee has fulfilled its role in supporting the City's participation in the Blue Zones Project and the City's transition to the Healthy Hometown Program, and

WHEREAS, the Healthy Hometown Program is no longer in operation, and

WHEREAS, the support and contributions made by the Wellbeing Advisory Committee have led to health and wellness being engrained into City operations, and

WHEREAS, the City continues to be involved with other community groups focused on supporting similar wellbeing initiatives (i.e. Together Healthy Linn, Linn County Food Systems Council, and Make it Okay Ambassadors), and

WHEREAS, the Wellbeing Advisory Committee should be dissolved with the appreciation of the City.

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

1. The City of Cedar Rapids Wellbeing Advisory Committee is hereby dissolved effective April 8, 2025.
2. All current and former Wellbeing Advisory Committee members are given the City's deepest thanks and gratitude.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Fire

**Director Contact:** Chief Greg Smith – g.smith@cedar-rapids.org – (319) 431-3807

**Presenter at Meeting:** Chief Greg Smith

**Description of Agenda Item:** CONSENT AGENDA

Resolution authorizing 41 Iowa Task Force 1 members to attend a full-scale exercise in Camp Douglas, Wisconsin, on April 23-24, 2025, for a total amount of \$22,220.

CIP/DID #FIR0425-0102

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community.

**Background:** The City of Cedar Rapids travel policy requires any travel expenses with a cost of \$5,000 or more per person to be approved by City Council. The travel costs for this exercise will not be more than \$5,000 per person; however, it is \$22,220 and is authorizing 41 Iowa Task Force 1 members to attend, so we are presenting it to City Council for their approval. This exercise will provide an opportunity to test and validate emergency response and capabilities while allowing the opportunity to identify weaknesses and improve response to real world emergencies.

**Recommended Action:** The Fire Department recommends approval.

**Alternative:** N/A

**Time Sensitivity:** N/A

**Resolution Date:** April 8, 2025.

**Budget Information:** 542102-7862-786200-786223

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that 41 Iowa Task Force 1 members are authorized to attend a full-scale exercise in Camp Douglas, Wisconsin, on April 23-24, 2025, in the amount of \$22,220.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Robert Davis, P.E., ENVSP

**Description of Agenda Item:** CONSENT AGENDA

Resolution setting a public hearing for April 22, 2025 to consider vacation of portions of 3<sup>rd</sup> Street, 4<sup>th</sup> Street, G Avenue, H Avenue, and I Avenue NW and associated alleys generally bounded by F Avenue NW and the Chicago & North Western Railroad right-of-way. **(Council Priority)**  
CIP/DID #TIF-0080-2023

**Council Priority:** Business-Friendly

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

**Background:** In December 2024, City Council approved a Development Agreement with Cedar Rapids Development Group, LLC for the Cedar Crossing Casino project. The development of the Cedar Crossing Casino site necessitates both City and private utilities to either abandon, relocate and/or reconfigure their facilities. This vacation of identified streets and alleys will accommodate the utilities and development of Cedar Crossing Casino as contemplated in the Development Agreement.

**Recommended Action:** The Public Works Department recommends passing a resolution to schedule the Public Hearing to vacate.

**Alternative:** None

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

RESOLUTION SETTING PUBLIC HEARING FOR APRIL 22, 2025 TO  
CONSIDER THE VACATION OF CITY-OWNED RIGHT-OF-WAY

WHEREAS, portions of 3<sup>rd</sup> Street, 4<sup>th</sup> Street, G Avenue, H Avenue, and I Avenue NW and associated alleys generally bounded by F Avenue NW and the Chicago & North Western Railroad right-of-way are no longer needed for right-of-way, and,

WHEREAS, the development of the Cedar Crossing Casino site necessitates the vacation of this portion of City right-of-way, and

WHEREAS, the City of Cedar Rapids has determined that now is the appropriate time to vacate the City-owned right-of-way described as follows:

Part of 3rd Street NW between F Avenue NW and I Avenue NW; and part of G Avenue NW between 3rd Street NW and 4th Street NW; and part of I Avenue NW between 1st Street NW and the Chicago & North Western Railroad; and the alley in Block 7, Brown's Second Addition to Cedar Rapids, Linn County, Iowa, described as Parcel A of Plat of Survey No. 2939, 2.46-acres.

And

Part of 4th Street NW between G Avenue NW and I Avenue NW; and part of H Avenue NW between 3rd Street NW and the Chicago & North Western Railroad; and the alleys in Block 1 and 6 and part of the alleys in Block 5, Brown's Second Addition to Cedar Rapids, Linn County, Iowa, described as Parcel B of Plat of Survey No. 2939, 2.01-acres.

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

A public hearing shall be held in the Council Chambers, City Hall, 101 First Street SE, Cedar Rapids, Iowa, the Cedar Rapids City Council, at 4:00 p.m. on April 22, 2025, to consider this vacation, and

BE IT FURTHER RESOLVED that the City Clerk is directed to publish notice of said public hearing in accordance with applicable law.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature





## VACATION - PARCEL A & B STREETS & ALLEYS CEDAR CROSSING CASINO



## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Scott Mather

**Description of Agenda Item:** CONSENT AGENDA

Resolution setting dates of a public hearing for May 13, 2025, consultation with affected taxing entities, and referral to the City Planning Commission for a report and recommendation on the proposed Urban Renewal Plan for the proposed DC Taylor Co Urban Renewal Area generally along 12<sup>th</sup> Street SW and 29<sup>th</sup> Avenue SW. CIP/DID #TIF-0013-2025

**Council Priority:** Business-Friendly

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

**Background:** The action initiates the process to establish an Urban Renewal Area/TIF district. On March 25, 2025, the City Council authorized standard financial incentives for the construction of a new National Headquarters for D.C. Taylor Co under the City's Community Benefit – Economic Development Program. The establishment of a new URA/TIF District provides a mechanism provide the financial incentives to the project. The following is a timeline of the steps to establish the Urban Renewal Area and provide for the collection of TIF therein:

- April 8 Resolution Setting a Public Hearing
- April 21 Consultation with affected taxing agencies
- May 1 City Planning Commission
- May 13 Public Hearing, Resolution Approving UR Plan, & 1<sup>st</sup> TIF Ordinance Reading
- May 27 2<sup>nd</sup> and 3<sup>rd</sup> TIF Ordinance Reading

**Recommended Action:** City staff recommends approving the Resolution

**Alternative:** NA

**Time Sensitivity:** NA

**Resolution Date:** April 8, 2025

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**



RESOLUTION NO. LEG\_NUM\_TAG

RESOLUTION SETTING DATES OF A PUBLIC HEARING, CONSULTATION WITH  
AFFECTED TAXING ENTITIES, AND REFERRAL TO PLANNING COMMISSION  
FOR A REPORT AND RECOMMENDATION ON THE URBAN RENEWAL PLAN  
FOR THE PROPOSED DC TAYLOR CO URBAN RENEWAL AREA

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

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa Law and has caused there to be prepared a proposed Urban Renewal Plan (the "Plan") for the DC Taylor Co Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein which proposed Plan is attached hereto as Exhibit 1; and

WHEREAS, this proposed Urban Renewal Area includes and consists of an area of approximately 8.87 acres, more or less, generally along 12<sup>th</sup> Street SW and 29<sup>th</sup> Avenue SW, as illustrated in Attachment A to the Plan, and described as:

A part of Parcel B, Plat of Survey No. 1201 and a part of the SE 1/4 SW 1/4, Section 32, Township 83 North, Range 7 West of the 5th P.M., City of Cedar Rapids, Linn County, Iowa, described as follows:

Beginning at the NW Corner of Lot 1, Prairie Ridge Business Park Third Addition to said City;

thence N52°58'26"W along the west line of said Parcel B, 200.58 feet;

thence N36°17'22"W along said west line, 341.01 feet to the NW Corner of said Parcel B;

thence N36°15'38"W along the east line of Parcel B, Plat of Survey No. 1202, 427.14 feet to the SW Corner of Outlot A, Prairie Ridge Business Park Seventh Addition to said City;

thence N83°29'29"E along the south line of said Outlot A, 620.76 feet to the West line of Lot 1, Prairie Ridge Business Park Second Addition to said City;

thence S00°25'02"E along the west line of Lot 1 of said Second Addition, 155.97 feet to the north line of Lot 1, Prairie Ridge Business Park First Addition to said City;

thence S86°08'14"W along said north line, 59.04 feet to the NW Corner of Lot 1 of said First Addition;

thence S-ly along the west line of Lot 1 of said First Addition on an arc of 94.55 feet of a 788.55-foot radius curve to the left, having a chord length of 94.49 feet, bearing S19°59'31"E;

thence S23°22'34"E along said west line, 188.75 feet to the north right of way line of 29<sup>th</sup> Avenue SW;

thence S66°37'26"W along said north right of way line, 60.00 feet;

thence S23°22'34"E, 60.00 feet to the south right of way line of said 29<sup>th</sup> Avenue SW;

thence N66°38'28"E along said south right of way line, 65.50 feet;

thence E-ly along said south right of way line on an arc of 135.53 feet of a 370.00-foot radius curve to the right, having a chord length of 134.78 feet, bearing N77°06'46"E;

thence N87°28'29"E along said south right of way line, 46.78 feet;

thence N87°41'58"E along said south right of way line, 52.54 feet to the west right of way line of 12th Street SW;

thence S17°38'25"E along said west right of way line, 212.92 feet;

thence S02°16'37"E along said west right of way line, 105.24 feet to the NE Corner of Lot 1, said Prairie Ridge Business Park Third Addition to said City;

thence S80°46'23"W along the north line of said Third Addition, 384.74 feet to the Point of Beginning, containing 8.87 acres.

WHEREAS, the Iowa statutes require the City Council to submit the proposed Plan for the Urban Renewal Area to the Planning Commission for review and recommendation as to its conformity with the General Plan for the development of the City as a whole prior to City Council approval of such Plan, and further provides that the recommendations thereon shall be submitted to this Council within thirty (30) days of its receipt of such proposed Plan; and

WHEREAS, the Iowa statutes further require the City Council to notify all affected taxing entities of the consideration being given to the proposed Plan for the Urban Renewal Area and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a Public Hearing on the proposed Plan for the DC Taylor Co Urban Renewal Area subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the Urban Renewal Area covered by the Urban Renewal Plan, and shall outline the general scope of the urban renewal activities under consideration, with a copy of said notice also being mailed to each affected taxing entity;

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

1. That the consultation on the proposed Plan required by Section 403.5 of the Code of Iowa, as amended, shall be held on Monday, April 21, 2025 at 10:30 a.m., in the Culver Conference room, 3<sup>rd</sup> Floor City Hall, 101 First Street SE, Cedar Rapids, and the Economic Development Coordinator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5.
2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section

403.17(1), along with a copy of the public hearing notice substantially in the form of Exhibit 3, this Resolution and the proposed Plan. The form of consultation notice is attached hereto as Exhibit 2.

3. That a public hearing shall be held on the proposed Plan before the City Council at its meeting which commences at 12:00 P.M. on May 13, 2025
4. That the proposed Plan for the DC Taylor Co Urban Renewal Area be submitted to the City Planning Commission for review and recommendation as to its conformity with the City's Comprehensive Plan, EnvisionCR, which provides for the development of the City as a whole, with such recommendation to be submitted in writing to this Council within thirty (30) days of the date the Commission receives the Plan for review.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

**EXHIBIT 1**



**URBAN RENEWAL PLAN**  
for the  
**DC TAYLOR CO URBAN RENEWAL AREA**

**As Approved by City Council**  
**Resolution No. \_\_\_\_-\_\_-\_\_**

**Prepared by:**  
City Manager's Office  
City of Cedar Rapids, Iowa  
City Hall  
101 First Street SE  
Cedar Rapids, Iowa 52401

## I. INTRODUCTION

This Urban Renewal Plan (the "Urban Renewal Plan") has been prepared by the City of Cedar Rapids, Iowa (the "City") to provide for the development of the DC Taylor Co Urban Renewal Area (the "Urban Renewal Area") of the City, and to stimulate, through public actions, financings and commitments, private investment in the Urban Renewal Area. In order to achieve these objectives, the City shall undertake the urban renewal actions specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa, 2023, as amended (the "Code").

## II. URBAN RENEWAL PLAN OBJECTIVES

The City hereby designates the Urban Renewal Area as an "economic development area" as defined under Chapter 403. The primary objectives of this Urban Renewal Plan for the Urban Renewal Area are as follows:

1. To stimulate through public action and commitment, private investment in redevelopment and new development;
2. To plan and provide sufficient land for new and expanding private development;
3. To attract new businesses to the City and to encourage the expansion of existing City businesses;
4. To provide for the creation of new jobs and the retention of existing jobs;
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives;
6. To ensure that the Urban Renewal Area is adequately served with public facilities, roadways, trails, parks and open space, utilities and services; and
7. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities for City residents and strengthening the property tax base of the City.

## III. DESCRIPTION OF URBAN RENEWAL AREA

The Urban Renewal Area is an "urban renewal area" as defined in the Code and is located within the City of Cedar Rapids, Linn County, Iowa. The boundaries of the Urban Renewal Area are illustrated on the Urban Renewal Area Map attached hereto as Attachment A.

The Urban Renewal Area consists of approximately 8.87 acres, more or less, in the City of Cedar Rapids, Iowa and being described as follows:

*A part of Parcel B, Plat of Survey No. 1201 and a part of the SE 1/4 SW 1/4, Section 32, Township 83 North, Range 7 West of the 5th P.M., City of Cedar Rapids, Linn County, Iowa, described as follows:*

*Beginning at the NW Corner of Lot 1, Prairie Ridge Business Park Third Addition to said City; thence N52°58'26"W along the west line of said Parcel B, 200.58 feet; thence N36°17'22"W along said west line, 341.01 feet to the NW Corner of said Parcel B; thence N36°15'38"W along the east line of Parcel B, Plat of Survey No. 1202, 427.14 feet to the SW Corner of Outlot A, Prairie Ridge Business Park Seventh Addition to said City; thence N83°29'29"E along the south line of said Outlot A, 620.76 feet to the West line of Lot 1, Prairie Ridge Business Park Second Addition to said City; thence S00°25'02"E along the west line of Lot 1 of said Second Addition, 155.97 feet to the north line of Lot 1, Prairie Ridge Business Park First Addition to said City; thence S86°08'14"W along said north line, 59.04 feet to the NW Corner of Lot 1 of said First Addition;*

*thence S-ly along the west line of Lot 1 of said First Addition on an arc of 94.55 feet of a 788.55-foot radius curve to the left, having a chord length of 94.49 feet, bearing S19°59'31"E;*  
*thence S23°22'34"E along said west line, 188.75 feet to the north right of way line of 29<sup>th</sup> Avenue SW;*  
*thence S66°37'26"W along said north right of way line, 60.00 feet;*  
*thence S23°22'34"E, 60.00 feet to the south right of way line of said 29<sup>th</sup> Avenue SW;*  
*thence N66°38'28"E along said south right of way line, 65.50 feet;*  
*thence E-ly along said south right of way line on an arc of 135.53 feet of a 370.00-foot radius curve to the right, having a chord length of 134.78 feet, bearing N77°06'46"E;*  
*thence N87°28'29"E along said south right of way line, 46.78 feet;*  
*thence N87°41'58"E along said south right of way line, 52.54 feet to the west right of way line of 12th Street SW;*  
*thence S17°38'25"E along said west right of way line, 212.92 feet;*  
*thence S02°16'37"E along said west right of way line, 105.24 feet to the NE Corner of Lot 1, said Prairie Ridge Business Park Third Addition to said City;*  
*thence S80°46'23"W along the north line of said Third Addition, 384.74 feet to the Point of Beginning, containing 8.87 acres.*

#### **IV. URBAN RENEWAL AREA ACTIVITIES**

As a means of assisting in the development of the Urban Renewal Area and fulfilling the objectives of this Urban Renewal Plan, the City may determine:

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;
2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including street, water, sanitary sewer and storm sewer systems, traffic signals, and public utilities or other facilities in connection with urban renewal projects;
3. To acquire property through a variety of means (purchase, lease, exchange, condemnation, donation or otherwise) and to hold, clear or prepare the property for redevelopment;
4. To dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;
5. To provide financing to pay a portion of the cost of construction of new facilities and developments;
6. To undertake or cause to be undertaken the construction of specific site improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections and related activities, in connection with the disposition of property;
7. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council;
8. To borrow money and provide security therefor;
9. To provide for relocation benefits as required by law;
10. To establish and enforce controls, standards and restrictions on land use and buildings;
11. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;
12. To use tax increment financing to provide for necessary physical improvements and infrastructure, and to fund other urban renewal project costs; or
13. To use any and all other powers, without limitation, granted by the Iowa Code to develop and provide for improved economic conditions in the City of Cedar Rapids, Iowa.

## V. SPECIAL FINANCING ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage private investment in and the development of the Urban Renewal Area, the City may determine to provide financial assistance to qualified private businesses through the making of loans or grants under Chapter 15A of the Code and through the use of tax increment financing under Chapter 403 of the Code.

1. Chapter 15A Loans or Grants. The making of loans or grants of public funds to private businesses within the Urban Renewal Area may be deemed necessary or appropriate for economic development purposes (as defined in Chapter 15A of the Code) and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the City may determine to issue general obligation bonds, tax increment revenue bonds or other such obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Urban Renewal Area. Alternatively, the City may determine to use available funds, including tax increment revenues from the Urban Renewal Area, for making such loans or grants. In determining qualifications of recipients and whether to make any such individual loan or grant, the City shall consider, among other things, one or more of the factors set forth in Section 15A.1 of the Code on a case-by-case basis.
2. Tax Increment Financing. Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing (TIF) mechanism to finance costs of public improvements, economic development incentives associated with identified Projects, or for any other lawful purposes in furtherance of this Plan generally. The City intends to establish an ordinance to utilize tax increment financing as a means to help pay for the costs associated with the development of the Urban Renewal Area in accordance with the Plan objectives and projects undertaken in accordance with this Plan. In addition, the City may utilize tax increment (special) revenue bonds or other such obligations or loan agreements may be issued by the City, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the City):
  - a. The construction of public improvements, such as streets, sanitary sewers, storm sewers, water mains, trails or sidewalks;
  - b. The acquisition of property or providing relocation benefits;
  - c. Provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with urban renewal projects identified herein;
  - d. The making of loans or grants to private businesses under Chapter 15A and 403 of the Code, including debt service payments on any bonds or notes issued to finance such loans or grants;
  - e. Any other purposes as identified for herein.
3. General Obligation Bonds. Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell General Obligation Bonds ("GO Bonds") for specified essential and general corporate purposes, include the acquisition and construction of certain public improvements within the Area or incenting development consist with this Plan. Such GO Bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Cedar Rapids. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15A, Chapter 15, Chapter 403, Chapter 427B, or any other provision of the Code in furtherance of the objectives of this Urban Renewal Plan.

## **VI. PROPERTY ACQUISITION**

The property, besides existing public right-of-way or planned right-of-way, located within the Urban Renewal Area is privately owned and the City does not presently intend to acquire any land in the Urban Renewal Area for purposes of private development, other than property that will be dedicated and platted to the City for right-of-way. Areas may be identified for acquisition in the future for the following purposes:

1. To provide sites for needed private and public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted criteria for the development of such facilities;
2. To assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan; or
3. To acquire any and all interests in any property within the Urban Renewal Area which in any way dominates or controls usage of other real property proposed to be acquired.

## **VII. CLEARANCE AND DISPOSITION OF PROPERTY**

The property located within the Urban Renewal Area is privately owned and the City does not presently intend to clear or dispose of property in the Urban Renewal Area. If the City makes improvements in preparation for redevelopment or transfer of land to private developers, all improvements will be accomplished in accordance with the goals and objectives of this Urban Renewal Plan and in concert with other actions to ensure timely improvement of the land.

The City may advertise and solicit development proposals, may negotiate directly with prospective developers, and may dispose of all or a portion of any property acquired by it for the purpose of redevelopment in accordance with the goals and objectives of this Urban Renewal Plan. The property so disposed of may include vacated right-of-way and other lands under public ownership which are not needed for public purposes.

The City may subdivide, vacate or otherwise change the recorded arrangement of property under its control to accomplish the goals and objectives of this Urban Renewal Plan.

## **VIII. LAND USE DEVELOPMENT & ZONING**

The planning criteria to be used to guide the physical development of the Urban Renewal Area are those standards and guidelines contained within the City's Comprehensive Plan – EnvisionCR approved on January 27, 2015, as amended from time to time. Included in EnvisionCR is an adopted Future Land Use Map, attached hereto as Attachment B, which outlines the future land uses in the Urban Renewal Area. The Urban Renewal Area is designated as Urban Medium Intensity, which is consistent with the intended use. This Plan is in conformity with the City's Comprehensive Plan, which is the general plan for the development of the City as a whole.

## **IX. PROJECT AND CITY INDEBTEDNESS**

The City may agree to make economic development grants to any developer purchasing land for development in the Urban Renewal Area in consideration for certain employment commitments and other covenants expected to be made by the developer. As such, the eventual level of City participation in both private and public improvements for the economic development of the Urban Renewal Area cannot be fully determined at this time. However, the City has identified several projects, as identified in Section XIV herein, which propose the use of tax increments.

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Urban Renewal Area will not exceed \$520,000 in aggregate amount during the term of this Urban Renewal Plan. Proceeds of such tax increment collections are currently expected to be used to make economic development grants to the developer, and to fund public



improvements for the project and administrative-related costs incurred in connection with the identified projects in the Urban Renewal Area. This figure includes total projects costs for all phases of the data center campus project such that tax increment collection from the DC Taylor Co Urban Renewal Area will be some portion of this figure.

Currently, the City of Cedar Rapids' outstanding general obligation indebtedness is \$396,830,000 (as of Fiscal Year 2025 beginning July 1, 2024). The Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five (5) percent of the value (as shown by the last certified state and county tax list) of all taxable property within the City. The City's constitutional debt limit is \$767,556,916 as of July 1, 2024 (for FY2025 and based on assessed property valuations as of January 1, 2023).

## **X. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to state and local law will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

## **XI. SEVERABILITY**

In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, or lack of authorization or enforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

## **XII. AMENDMENT OF URBAN RENEWAL PLAN**

This Urban Renewal Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Chapter 403 of the Code. Any change affecting any property or contractual right will be effectuated only in accordance with applicable state and local law.

## **XIII. EFFECTIVE DATE**

This Urban Renewal Plan shall be effective upon adoption by the City Council of the City of Cedar Rapids, Iowa, and shall remain in full force and effect until amended or rescinded by the City Council. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code) by the City for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law, including Iowa Code Section 403.17(10).

#### **XIV. PROPOSED URBAN RENEWAL PROJECT ACTIVITIES**

##### Development Agreements

The following are private redevelopment projects in the Urban Renewal Area which are being induced by grants and/or loans provided through the use of tax increments:

<b>Project</b>	<b>Description &amp; Rationale</b>	<b>Additional details</b>
D.C. Taylor Co Headquarters	The City anticipates entering into a Development Agreement with DC Taylor Co. Developer is committed to the new construction of a 33,200 square foot national headquarters commercial building. This private development will maintain 75 jobs in the community.	The City anticipates providing a 10 year/50% rebate of the new value and taxes created as a result of the redevelopment. The estimated total in tax increment financing is expected to be \$500,000.

##### Public Improvements

Use of tax increments within the Urban Renewal Area for improvements to streets, highways, avenues, public ways, and public grounds; installation of street lighting fixtures, connections and facilities; installation and repair of traffic signals and control devices; construction, reconstruction, and repair of sidewalks and pedestrian underpasses and overpasses; improvement and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches; construction, reconstruction, repair, and relocation of sanitary sewer, storm sewer, water, and fiber optic infrastructure; including, but not limited to, the following:

<b>Project</b>	<b>Description &amp; Rationale</b>	<b>Estimated Indebtedness for the Project*</b>
	None at this time	

##### Administration

The City expects to use tax increments to fund certain staff positions to manage the City's Economic Development program. This amount reflects a portion of related salaries and expenses which the City will allocate among active Urban Renewal Areas based on the amount of time the staff spends in support of economic development activities in each of the areas. Annual amount for salaries for the duration of the Urban Renewal Area will not exceed \$10,000.

The City expects to use tax increments for ongoing legal, consulting, recording, publication, administration and oversight of eligible projects, project financial gap analysis reports, real estate appraisals, and other miscellaneous fees associated with projects occurring within the Urban Renewal Area. Administrative expenses are not expected to exceed \$10,000 annually for the duration of the urban renewal area.

## DC TAYLOR CO URBAN RENEWAL AREA BOUNDARY

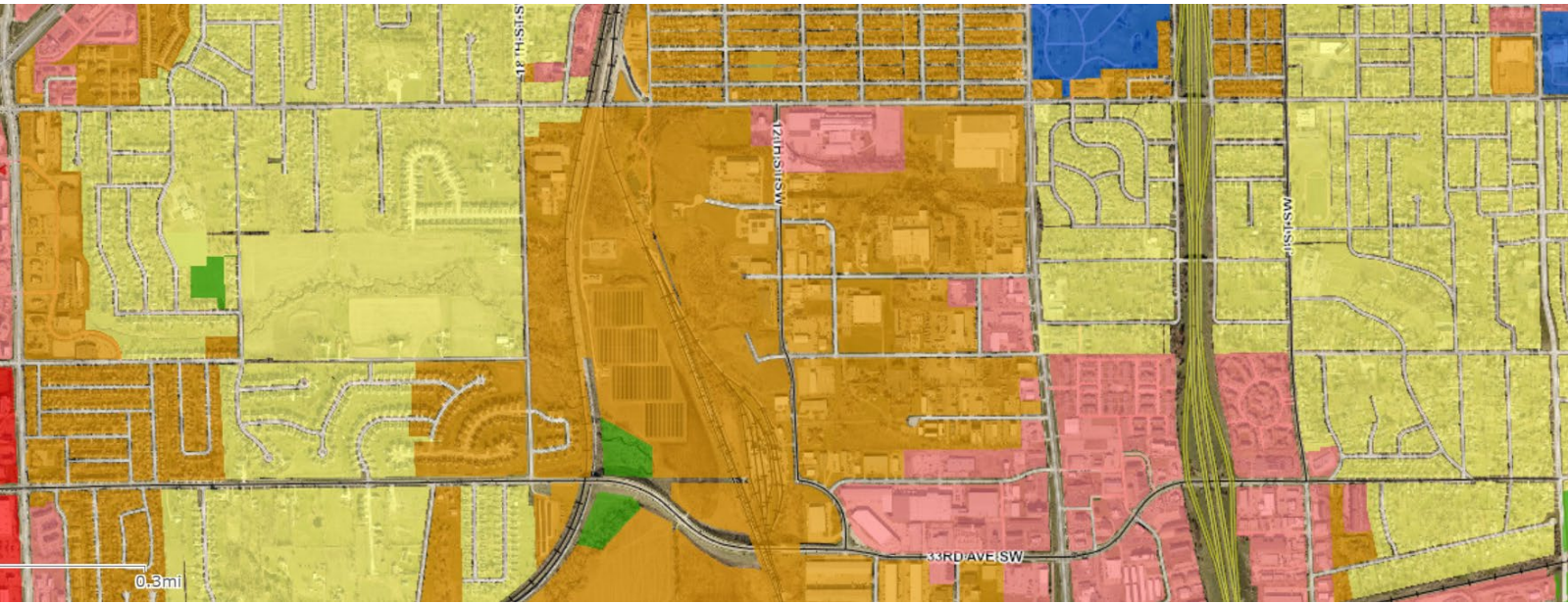


## LEGAL DESCRIPTION

*A part of Parcel B, Plat of Survey No. 1201 and a part of the SE 1/4 SW 1/4, Section 32, Township 83 North, Range 7 West of the 5th P.M., City of Cedar Rapids, Linn County, Iowa, described as follows:*

*Beginning at the NW Corner of Lot 1, Prairie Ridge Business Park Third Addition to said City;  
thence N52°58'26"W along the west line of said Parcel B, 200.58 feet;  
thence N36°17'22"W along said west line, 341.01 feet to the NW Corner of said Parcel B;  
thence N36°15'38"W along the east line of Parcel B, Plat of Survey No. 1202, 427.14 feet to the SW Corner of Outlot A, Prairie Ridge Business Park Seventh Addition to said City;  
thence N83°29'29"E along the south line of said Outlot A, 620.76 feet to the West line of Lot 1, Prairie Ridge Business Park Second Addition to said City;  
thence S00°25'02"E along the west line of Lot 1 of said Second Addition, 155.97 feet to the north line of Lot 1, Prairie Ridge Business Park First Addition to said City;  
thence S86°08'14"W along said north line, 59.04 feet to the NW Corner of Lot 1 of said First Addition;  
thence S-ly along the west line of Lot 1 of said First Addition on an arc of 94.55 feet of a 788.55-foot radius curve to the left, having a chord length of 94.49 feet, bearing S19°59'31"E;  
thence S23°22'34"E along said west line, 188.75 feet to the north right of way line of 29<sup>th</sup> Avenue SW;  
thence S66°37'26"W along said north right of way line, 60.00 feet;  
thence S23°22'34"E, 60.00 feet to the south right of way line of said 29<sup>th</sup> Avenue SW;  
thence N66°38'28"E along said south right of way line, 65.50 feet;  
thence E-ly along said south right of way line on an arc of 135.53 feet of a 370.00-foot radius curve to the right, having a chord length of 134.78 feet, bearing N77°06'46"E;  
thence N87°28'29"E along said south right of way line, 46.78 feet;  
thence N87°41'58"E along said south right of way line, 52.54 feet to the west right of way line of 12th Street SW;  
thence S17°38'25"E along said west right of way line, 212.92 feet;  
thence S02°16'37"E along said west right of way line, 105.24 feet to the NE Corner of Lot 1, said Prairie Ridge Business Park Third Addition to said City;  
thence S80°46'23"W along the north line of said Third Addition, 384.74 feet to the Point of Beginning, containing 8.87 acres.*

**ATTACHMENT B**  
**FUTURE LAND USE MAP**





[illegible]

## **Exhibit 2**

### **NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF CEDAR RAPIDS, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED URBAN RENEWAL PLAN FOR THE DC TAYLOR CO URBAN RENEWAL AREA IN THE CITY OF CEDAR RAPIDS, STATE OF IOWA**

The City of Cedar Rapids, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 10:30 A.M. on April 21, 2025, in the Culver conference room of City Hall, 101 First Street SE, Cedar Rapids, Iowa concerning a proposed Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Coordinator, or his delegate, as the designated representative of the City of Cedar Rapids, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 8th Day of April 2025

---

City Clerk, City of Cedar Rapids, State of Iowa

### **Exhibit 3**

#### **NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF AN URBAN RENEWAL PLAN FOR THE PROPOSED DC TAYLOR CO URBAN RENEWAL AREA IN THE CITY OF CEDAR RAPIDS, STATE OF IOWA**

The City Council of the City of Cedar Rapids, State of Iowa, will hold an electronic public hearing before itself at its meeting which commences at 12:00 P.M. on May 13, 2025, to consider adoption of a proposed Urban Renewal Plan (the "Plan") concerning the proposed DC Taylor Co Urban Renewal Area in the City of Cedar Rapids, State of Iowa, legally described as follows:

*A part of Parcel B, Plat of Survey No. 1201 and a part of the SE 1/4 SW ¼, Section 32, Township 83 North, Range 7 West of the 5th P.M., City of Cedar Rapids, Linn County, Iowa, described as follows:*

*Beginning at the NW Corner of Lot 1, Prairie Ridge Business Park Third Addition to said City;  
thence N52°58'26"W along the west line of said Parcel B, 200.58 feet;  
thence N36°17'22"W along said west line, 341.01 feet to the NW Corner of said Parcel B;  
thence N36°15'38"W along the east line of Parcel B, Plat of Survey No. 1202, 427.14 feet to the  
SW Corner of Outlot A, Prairie Ridge Business Park Seventh Addition to said City;  
thence N83°29'29"E along the south line of said Outlot A, 620.76 feet to the West line of Lot 1,  
Prairie Ridge Business Park Second Addition to said City;  
thence S00°25'02"E along the west line of Lot 1 of said Second Addition, 155.97 feet to the north  
line of Lot 1, Prairie Ridge Business Park First Addition to said City;  
thence S86°08'14"W along said north line, 59.04 feet to the NW Corner of Lot 1 of said First  
Addition;  
thence S-ly along the west line of Lot 1 of said First Addition on an arc of 94.55 feet of a 788.55-  
foot radius curve to the left, having a chord length of 94.49 feet, bearing S19°59'31"E;  
thence S23°22'34"E along said west line, 188.75 feet to the north right of way line of 29<sup>th</sup> Avenue  
SW;  
thence S66°37'26"W along said north right of way line, 60.00 feet;  
thence S23°22'34"E, 60.00 feet to the south right of way line of said 29<sup>th</sup> Avenue SW;  
thence N66°38'28"E along said south right of way line, 65.50 feet;  
thence E-ly along said south right of way line on an arc of 135.53 feet of a 370.00-foot radius  
curve to the right, having a chord length of 134.78 feet, bearing N77°06'46"E;  
thence N87°28'29"E along said south right of way line, 46.78 feet;  
thence N87°41'58"E along said south right of way line, 52.54 feet to the west right of way line of  
12th Street SW;  
thence S17°38'25"E along said west right of way line, 212.92 feet;  
thence S02°16'37"E along said west right of way line, 105.24 feet to the NE Corner of Lot 1, said  
Prairie Ridge Business Park Third Addition to said City;  
thence S80°46'23"W along the north line of said Third Addition, 384.74 feet to the Point of  
Beginning, containing 8.87 acres.*

A copy of the Urban Renewal Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Cedar Rapids, Iowa.

The City of Cedar Rapids, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the



Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan does not identify any specific public infrastructure improvements to be undertaken by the City but provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 8th day of April 2025.

---

City Clerk, City of Cedar Rapids, State of Iowa



## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Scott Mather

**Description of Agenda Item:** CONSENT AGENDA

Resolution setting dates of a public hearing for May 13, 2025, consultation with affected taxing entities, and referral to the City Planning Commission for a report and recommendation on the proposed Urban Renewal Plan for the proposed Ginkgo Ridge Urban Renewal Area generally along Summit Avenue SW and Quarry Avenue SW. CIP/DID #TIF-0012-2025

**Council Priority:** Affordable Housing

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

**Background:** The action initiates the process to establish an Urban Renewal Area/TIF district. On March 25, 2025, the City Council authorized above standard financial incentive for an affordable housing project under the City's Community Benefit – Economic Development Program. The establishment of a new URA/TIF District provides a mechanism provide the financial incentives to the project. The following is a timeline of the steps to establish the Urban Renewal Area and provide for the collection of TIF therein:

- April 8 Resolution Setting a Public Hearing
- April 21 Consultation with affected taxing agencies
- May 1 City Planning Commission
- May 13 Public Hearing, Resolution Approving UR Plan, & 1<sup>st</sup> TIF Ordinance Reading
- May 27 2<sup>nd</sup> and 3<sup>rd</sup> TIF Ordinance Reading

**Recommended Action:** City staff recommends approving the Resolution

**Alternative:** NA

**Time Sensitivity:** NA

**Resolution Date:** April 8, 2025

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

RESOLUTION SETTING DATES OF A PUBLIC HEARING, CONSULTATION WITH  
AFFECTED TAXING ENTITIES, AND REFERRAL TO PLANNING COMMISSION  
FOR A REPORT AND RECOMMENDATION ON THE URBAN RENEWAL PLAN  
FOR THE PROPOSED GINKGO RIDGE URBAN RENEWAL AREA

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

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa Law and has caused there to be prepared a proposed Urban Renewal Plan (the "Plan") for the Ginkgo Ridge Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein which proposed Plan is attached hereto as Exhibit 1; and

WHEREAS, this proposed Urban Renewal Area includes and consists of an area of approximately 8.15 acres, more or less, generally along Summit Avenue SW and Quarry Avenue SW, as illustrated in Attachment A to the Plan, and described as:

Outlot A, Julian's First Addition in the City of Cedar Rapids, Linn County, Iowa as recorded in Document No. 2024-008176 in the Office of the Linn County Recorder

AND,

THE PORTION OF 60' SUMMIT AVE SW RIGHT OF WAY LYING NORTH OF AND ADJACENT TO OUTLOT A OF JULIAN'S FIRST ADDITION.

AND,

LOTS 8, 9, AND 10, BLOCK 3, OF THE TOWN OF MAYFIELD, LINN COUNTY, IOWA, INCLUDING THE 60' QUARRY AVE SW RIGHT-OF-WAY LYING NORTH OF AND ADJACENT TO SAID LOTS 8 AND 9.

AND

LOT 33, BEING A SUBDIVISION OF PART OF LOTS 26 AND 27, IRREGULAR SURVEY OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 83 NORTH, RANGE 7 WEST, LINN COUNTY, IOWA.

AND

THE SOUTH ½ OF LOT 11, BLOCK 2 OF THE TOWN OF MAYFIELD, LINN COUNTY, IOWA.

WHEREAS, the Iowa statutes require the City Council to submit the proposed Plan for the Urban Renewal Area to the Planning Commission for review and recommendation as to its conformity with the General Plan for the development of the City as a whole prior to City Council approval of such Plan, and further provides that the recommendations thereon shall be submitted to this Council within thirty (30) days of its receipt of such proposed Plan; and

WHEREAS, the Iowa statutes further require the City Council to notify all affected taxing entities of the consideration being given to the proposed Plan for the Urban Renewal Area and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a Public Hearing on the proposed Plan for the Ginkgo Ridge Urban Renewal Area subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the Urban Renewal Area covered by the Urban Renewal Plan, and shall outline the general scope of the urban renewal activities under consideration, with a copy of said notice also being mailed to each affected taxing entity;

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

1. That the consultation on the proposed Plan required by Section 403.5 of the Code of Iowa, as amended, shall be held on Monday, April 21, 2025 at 10:00 a.m., in the Culver Conference room, 3rd Floor City Hall, 101 First Street SE, Cedar Rapids, and the Economic Development Coordinator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5.
2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of the public hearing notice substantially in the form of Exhibit 3, this Resolution and the proposed Plan. The form of consultation notice is attached hereto as Exhibit 2.
3. That a public hearing shall be held on the proposed Plan before the City Council at its meeting which commences at 12:00 P.M. on May 13, 2025
4. That the proposed Plan for the Ginkgo Ridge Urban Renewal Area be submitted to the City Planning Commission for review and recommendation as to its conformity with the City's Comprehensive Plan, EnvisionCR, which provides for the development of the City as a whole, with such recommendation to be submitted in writing to this Council within thirty (30) days of the date the Commission receives the Plan for review.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

**EXHIBIT 1**



**URBAN RENEWAL PLAN**  
for the  
**GINKGO RIDGE URBAN RENEWAL AREA**

**As Approved by City Council**  
**Resolution No. \_\_\_\_-\_\_-\_\_**

**Prepared by:**  
City Manager's Office  
City of Cedar Rapids, Iowa  
City Hall  
101 First Street SE  
Cedar Rapids, Iowa 52401

## **I. INTRODUCTION**

This Urban Renewal Plan (the "Urban Renewal Plan") has been prepared by the City of Cedar Rapids, Iowa (the "City") to provide for the development of the Ginkgo Ridge Urban Renewal Area (the "Urban Renewal Area") of the City, and to stimulate, through public actions, financings and commitments, private investment in the Urban Renewal Area. In order to achieve these objectives, the City shall undertake the urban renewal actions specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa, 2023, as amended (the "Code").

## **II. URBAN RENEWAL PLAN OBJECTIVES**

The City hereby designates the Urban Renewal Area as an "economic development area" as defined under Chapter 403. The primary objectives of this Urban Renewal Plan for the Urban Renewal Area are as follows:

1. To stimulate through public action and commitment, private investment in redevelopment and new development;
2. To plan and provide sufficient land for new and expanding private development;
3. To attract new businesses to the City and to encourage the expansion of existing City businesses;
4. To provide for the creation of new jobs and the retention of existing jobs;
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives;
6. To ensure that the Urban Renewal Area is adequately served with public facilities, roadways, trails, parks and open space, utilities and services; and
7. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities for City residents and strengthening the property tax base of the City.

## **III. DESCRIPTION OF URBAN RENEWAL AREA**

The Urban Renewal Area is an "urban renewal area" as defined in the Code and is located within the City of Cedar Rapids, Linn County, Iowa. The boundaries of the Urban Renewal Area are illustrated on the Urban Renewal Area Map attached hereto as Attachment A.

The Urban Renewal Area consists of approximately 8.15 acres, more or less, in the City of Cedar Rapids, Iowa and being described as follows:

*Outlot A, Julian's First Addition in the City of Cedar Rapids, Linn County, Iowa as recorded in Document No. 2024-008176 in the Office of the Linn County Recorder*  
*AND,*

*THE PORTION OF 60' SUMMIT AVE SW RIGHT OF WAY LYING NORTH OF AND ADJACENT TO OUTLOT A OF JULIAN'S FIRST ADDITION.*

*AND,*

*LOTS 8, 9, AND 10, BLOCK 3, OF THE TOWN OF MAYFIELD, LINN COUNTY, IOWA, INCLUDING THE 60' QUARRY AVE SW RIGHT-OF-WAY LYING NORTH OF AND ADJACENT TO SAID LOTS 8 AND 9.*

*AND*

*LOT 33, BEING A SUBDIVISION OF PART OF LOTS 26 AND 27, IRREGULAR SURVEY OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 83 NORTH, RANGE 7 WEST, LINN COUNTY, IOWA.*

*AND*

*THE SOUTH ½ OF LOT 11, BLOCK 2 OF THE TOWN OF MAYFIELD, LINN COUNTY, IOWA.*

#### **IV. URBAN RENEWAL AREA ACTIVITIES**

As a means of assisting in the development of the Urban Renewal Area and fulfilling the objectives of this Urban Renewal Plan, the City may determine:

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;
2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including street, water, sanitary sewer and storm sewer systems, traffic signals, and public utilities or other facilities in connection with urban renewal projects;
3. To acquire property through a variety of means (purchase, lease, exchange, condemnation, donation or otherwise) and to hold, clear or prepare the property for redevelopment;
4. To dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;
5. To provide financing to pay a portion of the cost of construction of new facilities and developments;
6. To undertake or cause to be undertaken the construction of specific site improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections and related activities, in connection with the disposition of property;
7. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council;
8. To borrow money and provide security therefor;
9. To provide for relocation benefits as required by law;
10. To establish and enforce controls, standards and restrictions on land use and buildings;
11. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;
12. To use tax increment financing to provide for necessary physical improvements and infrastructure, and to fund other urban renewal project costs; or
13. To use any and all other powers, without limitation, granted by the Iowa Code to develop and provide for improved economic conditions in the City of Cedar Rapids, Iowa.

#### **V. SPECIAL FINANCING ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage private investment in and the development of the Urban Renewal Area, the City may determine to provide financial assistance to qualified private businesses through the making of loans or grants under Chapter 15A of the Code and through the use of tax increment financing under Chapter 403 of the Code.

1. Chapter 15A Loans or Grants. The making of loans or grants of public funds to private businesses within the Urban Renewal Area may be deemed necessary or appropriate for economic development purposes (as defined in Chapter 15A of the Code) and to aid in the



planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the City may determine to issue general obligation bonds, tax increment revenue bonds or other such obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Urban Renewal Area. Alternatively, the City may determine to use available funds, including tax increment revenues from the Urban Renewal Area, for making such loans or grants. In determining qualifications of recipients and whether to make any such individual loan or grant, the City shall consider, among other things, one or more of the factors set forth in Section 15A.1 of the Code on a case-by-case basis.

2. Tax Increment Financing. Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing (TIF) mechanism to finance costs of public improvements, economic development incentives associated with identified Projects, or for any other lawful purposes in furtherance of this Plan generally. The City intends to establish an ordinance to utilize tax increment financing as a means to help pay for the costs associated with the development of the Urban Renewal Area in accordance with the Plan objectives and projects undertaken in accordance with this Plan. In addition, the City may utilize tax increment (special) revenue bonds or other such obligations or loan agreements may be issued by the City, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the City):
  - a. The construction of public improvements, such as streets, sanitary sewers, storm sewers, water mains, trails or sidewalks;
  - b. The acquisition of property or providing relocation benefits;
  - c. Provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with urban renewal projects identified herein;
  - d. The making of loans or grants to private businesses under Chapter 15A and 403 of the Code, including debt service payments on any bonds or notes issued to finance such loans or grants;
  - e. Any other purposes as identified for herein.
3. General Obligation Bonds. Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell General Obligation Bonds ("GO Bonds") for specified essential and general corporate purposes, include the acquisition and construction of certain public improvements within the Area or incenting development consist with this Plan. Such GO Bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Cedar Rapids. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15A, Chapter 15, Chapter 403, Chapter 427B, or any other provision of the Code in furtherance of the objectives of this Urban Renewal Plan.

## **VI. PROPERTY ACQUISITION**

The property, besides existing public right-of-way or planned right-of-way, located within the Urban Renewal Area is privately owned and the City does not presently intend to acquire any land in the Urban Renewal Area for purposes of private development, other than property that will be dedicated and platted to the City for right-of-way. Areas may be identified for acquisition in the future for the following purposes:

1. To provide sites for needed private and public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted criteria for the development of such facilities;
2. To assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan; or
3. To acquire any and all interests in any property within the Urban Renewal Area which in any way dominates or controls usage of other real property proposed to be acquired.

## **VII. CLEARANCE AND DISPOSITION OF PROPERTY**

The property located within the Urban Renewal Area is privately owned and the City does not presently intend to clear or dispose of property in the Urban Renewal Area. If the City makes improvements in preparation for redevelopment or transfer of land to private developers, all improvements will be accomplished in accordance with the goals and objectives of this Urban Renewal Plan and in concert with other actions to ensure timely improvement of the land.

The City may advertise and solicit development proposals, may negotiate directly with prospective developers, and may dispose of all or a portion of any property acquired by it for the purpose of redevelopment in accordance with the goals and objectives of this Urban Renewal Plan. The property so disposed of may include vacated right-of-way and other lands under public ownership which are not needed for public purposes.

The City may subdivide, vacate or otherwise change the recorded arrangement of property under its control to accomplish the goals and objectives of this Urban Renewal Plan.

## **VIII. LAND USE DEVELOPMENT & ZONING**

The planning criteria to be used to guide the physical development of the Urban Renewal Area are those standards and guidelines contained within the City's Comprehensive Plan – EnvisionCR approved on January 27, 2015, as amended from time to time. Included in EnvisionCR is an adopted Future Land Use Map, attached hereto as Attachment B, which outlines the future land uses in the Urban Renewal Area. The Urban Renewal Area is designated as Urban Low Intensity, which is consistent with the intended use. This Plan is in conformity with the City's Comprehensive Plan, which is the general plan for the development of the City as a whole.

## **IX. PROJECT AND CITY INDEBTEDNESS**

The City may agree to make economic development grants to any developer purchasing land for development in the Urban Renewal Area in consideration for certain employment commitments and other covenants expected to be made by the developer. As such, the eventual level of City participation in both private and public improvements for the economic development of the Urban Renewal Area cannot be fully determined at this time. However, the City has identified several projects, as identified in Section XIV herein, which propose the use of tax increments.

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Urban Renewal Area will not exceed \$570,000 in aggregate amount during the term of this Urban Renewal Plan. Proceeds of such tax increment collections are currently expected to be used to make economic development grants to the developer, and to fund public improvements for the project and administrative-related costs incurred in connection with the identified projects in the Urban Renewal Area. This figure includes total projects costs for all phases of the data center campus project such that tax increment collection from the Ginkgo Ridge Urban Renewal Area will be some portion of this figure.

Currently, the City of Cedar Rapids' outstanding general obligation indebtedness is \$396,830,000 (as of Fiscal Year 2025 beginning July 1, 2024). The Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five (5) percent of the value (as shown

by the last certified state and county tax list) of all taxable property within the City. The City's constitutional debt limit is \$767,556,916 as of July 1, 2024 (for FY2025 and based on assessed property valuations as of January 1, 2023).

## **X. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to state and local law will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

## **XI. SEVERABILITY**

In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, or lack of authorization or enforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

## **XII. AMENDMENT OF URBAN RENEWAL PLAN**

This Urban Renewal Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Chapter 403 of the Code. Any change affecting any property or contractual right will be effectuated only in accordance with applicable state and local law.

## **XIII. EFFECTIVE DATE**

This Urban Renewal Plan shall be effective upon adoption by the City Council of the City of Cedar Rapids, Iowa, and shall remain in full force and effect until amended or rescinded by the City Council. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code) by the City for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law, including Iowa Code Section 403.17(10).

## **XIV. PROPOSED URBAN RENEWAL PROJECT ACTIVITIES**

### Development Agreements

The following are private redevelopment projects in the Urban Renewal Area which are being induced by grants and/or loans provided through the use of tax increments:

Project	Description & Rationale	Additional details
Ginkgo Ridge Affordable Housing	The City anticipates entering into a Development Agreement with Ginkgo Ridge LLC. Developer is committed to the new construction of 15 for sale affordable housing units. These units will be sold at \$175,000 and have a 15-year affordability period. This private development will add jobs and assessed value to the community.	The City anticipates providing a 15 year/100% rebate of the new value and taxes created as a result of the redevelopment. The estimated total in tax increment financing is expected to be \$550,000.

### Public Improvements

Use of tax increments within the Urban Renewal Area for improvements to streets, highways, avenues, public ways, and public grounds; installation of street lighting fixtures, connections and facilities; installation and repair of traffic signals and control devices; construction, reconstruction, and repair of sidewalks and pedestrian underpasses and overpasses; improvement and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches; construction, reconstruction, repair, and relocation of sanitary sewer, storm sewer, water, and fiber optic infrastructure; including, but not limited to, the following:

<b>Project</b>	<b>Description &amp; Rationale</b>	<b>Estimated Indebtedness for the Project*</b>
	None at this time	

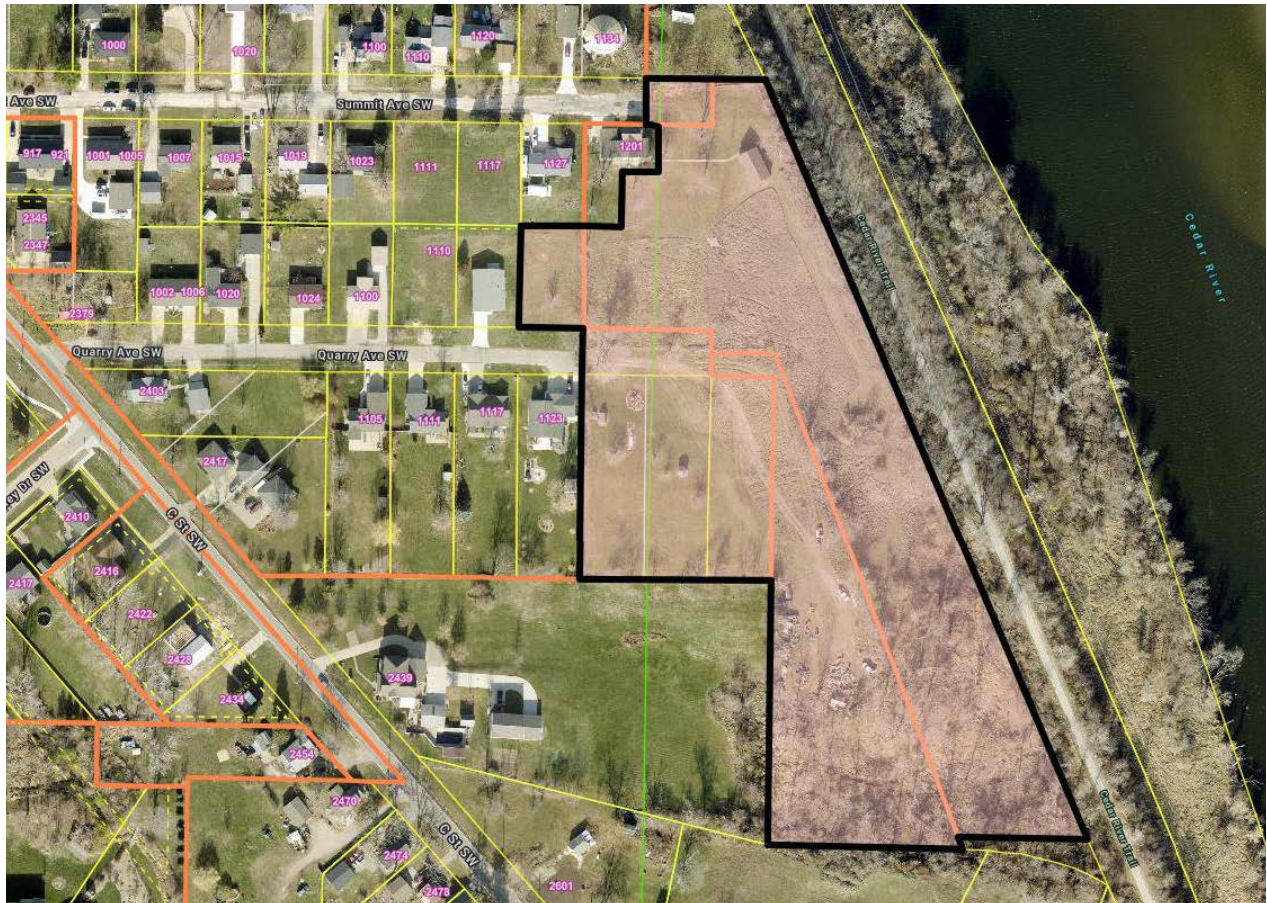
#### Administration

The City expects to use tax increments to fund certain staff positions to manage the City's Economic Development program. This amount reflects a portion of related salaries and expenses which the City will allocate among active Urban Renewal Areas based on the amount of time the staff spends in support of economic development activities in each of the areas. Annual amount for salaries for the duration of the Urban Renewal Area will not exceed \$10,000.

The City expects to use tax increments for ongoing legal, consulting, recording, publication, administration and oversight of eligible projects, project financial gap analysis reports, real estate appraisals, and other miscellaneous fees associated with projects occurring within the Urban Renewal Area. Administrative expenses are not expected to exceed \$10,000 annually for the duration of the urban renewal area.

## ATTACHMENT A

### GINKGO RIDGE URBAN RENEWAL AREA BOUNDARY



## LEGAL DESCRIPTION

*Outlot A, Julian's First Addition in the City of Cedar Rapids, Linn County, Iowa as recorded in Document No. 2024-008176 in the Office of the Linn County Recorder*

*AND,*

*THE PORTION OF 60' SUMMIT AVE SW RIGHT OF WAY LYING NORTH OF AND ADJACENT TO OUTLOT A OF JULIAN'S FIRST ADDITION.*

*AND,*

*LOTS 8, 9, AND 10, BLOCK 3, OF THE TOWN OF MAYFIELD, LINN COUNTY, IOWA, INCLUDING THE 60' QUARRY AVE SW RIGHT-OF-WAY LYING NORTH OF AND ADJACENT TO SAID LOTS 8 AND 9.*

*AND*

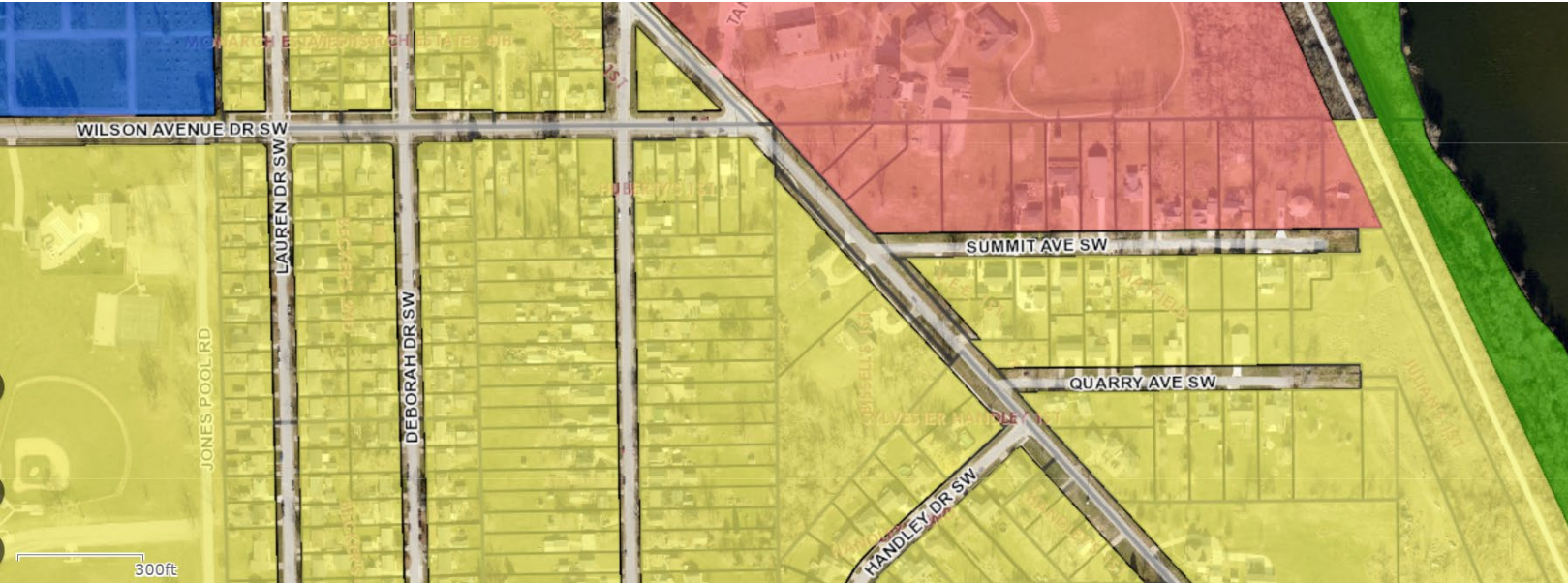
*LOT 33, BEING A SUBDIVISION OF PART OF LOTS 26 AND 27, IRREGULAR SURVEY OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 83 NORTH, RANGE 7 WEST, LINN COUNTY, IOWA.*

*AND*

*THE SOUTH ½ OF LOT 11, BLOCK 2 OF THE TOWN OF MAYFIELD, LINN COUNTY, IOWA.*



ATTACHMENT B  
FUTURE LAND USE MAP



## ATTACHMENT C ZONING MAP



## **Exhibit 2**

### **NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF CEDAR RAPIDS, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED URBAN RENEWAL PLAN FOR THE GINKGO RIDGE URBAN RENEWAL AREA IN THE CITY OF CEDAR RAPIDS, STATE OF IOWA**

The City of Cedar Rapids, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 10:00 A.M. on April 21, 2025, in the Culver conference room of City Hall, 101 First Street SE, Cedar Rapids, Iowa concerning a proposed Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Coordinator, or his delegate, as the designated representative of the City of Cedar Rapids, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 8th Day of April 2025

---

City Clerk, City of Cedar Rapids, State of Iowa



### **Exhibit 3**

#### NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF AN URBAN RENEWAL PLAN FOR THE PROPOSED GINKGO RIDGE URBAN RENEWAL AREA IN THE CITY OF CEDAR RAPIDS, STATE OF IOWA

The City Council of the City of Cedar Rapids, State of Iowa, will hold an electronic public hearing before itself at its meeting which commences at 12:00 P.M. on May 13, 2025, to consider adoption of a proposed Urban Renewal Plan (the "Plan") concerning the proposed Ginkgo Ridge Urban Renewal Area in the City of Cedar Rapids, State of Iowa, legally described as follows:

*Outlot A, Julian's First Addition in the City of Cedar Rapids, Linn County, Iowa as recorded in Document No. 2024-008176 in the Office of the Linn County Recorder*  
*AND,*

*THE PORTION OF 60' SUMMIT AVE SW RIGHT OF WAY LYING NORTH OF AND ADJACENT TO OUTLOT A OF JULIAN'S FIRST ADDITION.*

*AND,*

*LOTS 8, 9, AND 10, BLOCK 3, OF THE TOWN OF MAYFIELD, LINN COUNTY, IOWA, INCLUDING THE 60' QUARRY AVE SW RIGHT-OF-WAY LYING NORTH OF AND ADJACENT TO SAID LOTS 8 AND 9.*

*AND*

*LOT 33, BEING A SUBDIVISION OF PART OF LOTS 26 AND 27, IRREGULAR SURVEY OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 83 NORTH, RANGE 7 WEST, LINN COUNTY, IOWA.*

*AND*

*THE SOUTH ½ OF LOT 11, BLOCK 2 OF THE TOWN OF MAYFIELD, LINN COUNTY, IOWA.*

A copy of the Urban Renewal Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Cedar Rapids, Iowa.

The City of Cedar Rapids, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent

incurred by the City. The Plan does not identify any specific public infrastructure improvements to be undertaken by the City but provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 8th day of April 2025.

---

City Clerk, City of Cedar Rapids, State of Iowa



## Council Agenda Item Cover Sheet

**Submitting Department:** Finance

**Director Contact:** Abhi Deshpande – a.deshpande@cedar-rapids.org – (319) 286-5097

**Presenter at Meeting:** N/A

**Description of Agenda Item:** Motions setting public hearings

April 22, 2025- to consider the adoption of the fiscal year 2026 annual budget.

CIP/DID # FIN2025-08

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** The City is required to hold a public hearing for the fiscal year 2026 annual budget. The notices are to be published no less than ten (10) or no more than twenty (20) days before the date of the said hearing.

**Recommended Action:** Set the public hearing.

**Alternative:** N/A

**Time Sensitivity:** For fiscal year 2026, the budget is required to be certified to the Linn County Auditor by April 30, 2025.

**Resolution Date:** A resolution is not required.

**Budget Information:** N/A

**Local Preference Policy:** Not applicable

**Explanation:** N/A

**Recommended by Council Committee:** Not applicable

**Explanation:** N/A



## Council Agenda Item Cover Sheet

**Submitting Department:** Finance

**Director Contact:** Abhi Deshpande – a.deshpande@cedar-rapids.org – (319) 286-5097

**Presenter at Meeting:** N/A

**Description of Agenda Item:** Motions setting public hearings  
 April 22, 2025- to consider a Fiscal Year 2025 Budget Amendment.  
 CIP/DID #FIN2024-11

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** State code indicates budget may not be exceeded by major program area unless an amendment is approved. To ensure compliance, an amendment for one program area is being submitted in April 2025. The amendment will adjust for unanticipated expenses, excluded from the adopted budget, relating to Tax Increment Financing development payments, housing program grants, and approved American Rescue Plan Act uses. Additionally, the budget will adjust for transfers between programs due to the timing of expenses for capital improvement projects and approved American Rescue Plan Act uses.

On April 9, 2025 the budget amendment will be published. The City is required to hold a public hearing for the Fiscal Year 2025 Budget Amendment that will occur April 22, 2025.

A second amendment for other needs will be submitted for Council review in May based on typical timeframes for the annual process.

**Recommended Action:** Set the public hearing.

**Alternative:** N/A

**Time Sensitivity:** N/A

**Resolution Date:** A resolution is not required.

**Budget Information:** N/A

**Local Preference Policy:** Not applicable

**Explanation:** N/A

**Recommended by Council Committee:** Not applicable

**Explanation:** N/A



## Council Agenda Item Cover Sheet

**Submitting Department:** Water

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Abhijit Deshpande / Roy Hesemann

**Description of Agenda Item:** Motions setting public hearings

April 22, 2025 – to consider amending Chapter 12 of the Municipal Code, Water Service, by repealing existing rates and establishing new rates for FY26.

CIP/DID #WTR26-01

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** Rate schedules for the municipal utility services are evaluated and amended as needed each year in parallel with the adoption of the City's Budget. The utility rate schedules are stipulated in their respective Chapters of the Municipal Code. This motion is to set the date for Public Hearing to consider adoption of an Ordinance amending Chapter 12 of the Municipal Code, Water Service, by repealing the existing rate schedules and adopting new rate schedules for all billings beginning July 1, 2025.

The timeline for adoption of the ordinances will be as follows:

April 22, 2025 – Public Hearing and First Reading of the Ordinances

May 13, 2025 – Second Reading (Third Reading may be combined with Second Reading)

May 27, 2025 – Third Reading

**Recommended Action:** Recommend approval to amend Ordinance

**Alternative:** None

**Time Sensitivity:** Needs approval prior to Adoption of fiscal year 2026 budget.

**Motion Date:** April 8, 2025

**Budget Information:** Not Applicable

**Local Preference Policy:** Not applicable

**Explanation:** N/A

**Recommended by Council Committee:** Not applicable

**Explanation:** N/A



## Council Agenda Item Cover Sheet

**Submitting Department:** Water Pollution Control

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Abhijit Deshpande / Roy Hesemann

**Description of Agenda Item:** Motions setting public hearings

April 22, 2025 – to consider amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing existing rates and establishing new rates for FY26.

CIP/DID #WPC26-01

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** Rate schedules for the municipal utility services are evaluated and amended as needed each year in parallel with the adoption of the City's Budget. The utility rate schedules are stipulated in their respective Chapters of the Municipal Code. This motion is to set the date for Public Hearing to consider adoption of an Ordinance amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing the existing rate schedules and adopting new rate schedules for all billings beginning July 1, 2025.

The timeline for adoption of the ordinances will be as follows:

April 22, 2025 – Public Hearing and First Reading of the Ordinances

May 13, 2025 – Second Reading (Third Reading may be combined with Second Reading)

May 27, 2025 – Third Reading

**Recommended Action:** Recommend approval to amend Ordinance

**Alternative:** None

**Time Sensitivity:** Needs approval prior to Adoption of fiscal year 2026 budget.

**Motion Date:** April 8, 2025

**Budget Information:** Not Applicable

**Local Preference Policy:** Not applicable

**Explanation:** N/A

**Recommended by Council Committee:** Not applicable

**Explanation:** N/A



## Council Agenda Item Cover Sheet

**Submitting Department:** Solid Waste and Recycling

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Abhijit Deshpande / Roy Hesemann

**Description of Agenda Item:** Motions setting public hearings

April 22, 2025 – to consider amending Chapter 24 of the Municipal Code, Solid Waste & Recycling, by repealing existing rates and establishing new rates for FY26.

CIP/DID #SWM26-01

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** Rate schedules for the municipal utility services are evaluated and amended as needed each year in parallel with the adoption of the City's Budget. The utility rate schedules are stipulated in their respective Chapters of the Municipal Code. This motion is to set the date for Public Hearing to consider adoption of an Ordinance amending Chapter 24 of the Municipal Code, Solid Waste & Recycling, by repealing the existing rate schedules and adopting new rate schedules for all billings beginning July 1, 2025.

The timeline for adoption of the ordinances will be as follows:

April 22, 2025 – Public Hearing and First Reading of the Ordinances

May 13, 2025 – Second Reading (Third Reading may be combined with Second Reading)

May 27, 2025 – Third Reading

**Recommended Action:** Recommend approval to amend Ordinance

**Alternative:** None

**Time Sensitivity:** Needs approval prior to Adoption of fiscal year 2026 budget.

**Motion Date:** April 8, 2025

**Budget Information:** Not Applicable

**Local Preference Policy:** Not applicable

**Explanation:** N/A

**Recommended by Council Committee:** Not applicable

**Explanation:** N/A



## Council Agenda Item Cover Sheet

**Submitting Department:** Water

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Abhijit Deshpande / Roy Hesemann

**Description of Agenda Item:** Motions setting public hearings

April 22, 2025 – to consider amending Chapter 12 of the Municipal Code, Water Service, by repealing existing rates and establishing new rates for FY27.

CIP/DID #WTR27-01

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** Rate schedules for the municipal utility services are evaluated and amended as needed each year in parallel with the adoption of the City's Budget. The utility rate schedules are stipulated in their respective Chapters of the Municipal Code. This motion is to set the date for Public Hearing to consider adoption of an Ordinance amending Chapter 12 of the Municipal Code, Water Service, by repealing the existing rate schedules and adopting new rate schedules for all billings beginning July 1, 2026.

The timeline for adoption of the ordinances will be as follows:

April 22, 2025 – Public Hearing and First Reading of the Ordinances

May 13, 2025 – Second Reading (Third Reading may be combined with Second Reading)

May 27, 2025 – Third Reading

**Recommended Action:** Recommend approval to amend Ordinance

**Alternative:** None

**Time Sensitivity:** Needs approval prior to Adoption of fiscal year 2026 budget.

**Motion Date:** April 8, 2025

**Budget Information:** Not Applicable

**Local Preference Policy:** Not applicable

**Explanation:** N/A

**Recommended by Council Committee:** Not applicable

**Explanation:** N/A





## Council Agenda Item Cover Sheet

**Submitting Department:** Water Pollution Control

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Abhijit Deshpande / Roy Hesemann

**Description of Agenda Item:** Motions setting public hearings

April 22, 2025 – to consider amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing existing rates and establishing new rates for FY27.

CIP/DID #WPC27-01

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** Rate schedules for the municipal utility services are evaluated and amended as needed each year in parallel with the adoption of the City's Budget. The utility rate schedules are stipulated in their respective Chapters of the Municipal Code. This motion is to set the date for Public Hearing to consider adoption of an Ordinance amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing the existing rate schedules and adopting new rate schedules for all billings beginning July 1, 2026.

The timeline for adoption of the ordinances will be as follows:

April 22, 2025 – Public Hearing and First Reading of the Ordinances

May 13, 2025 – Second Reading (Third Reading may be combined with Second Reading)

May 27, 2025 – Third Reading

**Recommended Action:** Recommend approval to amend Ordinance

**Alternative:** None

**Time Sensitivity:** Needs approval prior to Adoption of fiscal year 2026 budget.

**Motion Date:** April 8, 2025

**Budget Information:** Not Applicable

**Local Preference Policy:** Not applicable

**Explanation:** N/A

**Recommended by Council Committee:** Not applicable

**Explanation:** N/A



# Council Agenda Item Cover Sheet

**Submitting Department:** Public Works  
**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ben Worrell, PE

**Description of Agenda Item:** Motions setting public hearings  
 Motion setting a public hearing for April 22, 2025 to consider amending Chapter 13 of the Municipal Code, Wastewater Facilities, to clarify property owners’ responsibility to maintain building laterals and connections to sanitary sewer mains.  
 CIP/DID #49-25-002

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community.

**Background:** The proposed amendment was prepared with the assistance of the City Attorney’s Office. The amendment to Section 13.06, Sewer Connections, clarifies property owners’ responsibility to maintain building laterals and connections to sanitary sewer mains:

All building laterals and their connections to sanitary sewer mains shall be maintained at the expense of the owner of the property. The City may inspect building laterals when deemed necessary by the Public Works Department. Any failure or defect of the building lateral or the connection of the building lateral to the City sewer main, including surface restoration, shall be promptly repaired by the owner. If not promptly repaired after written notice to the owner, the City may perform the repairs and assess the cost to the owner.

**Recommended Action:** The Public Works Department recommends approval of the Motion setting a public hearing date for April 22, 2025.

**Alternative:** Defer action and request additional information.

**Time Sensitivity:** Normal

**Meeting Dates:** The timeline for adoption of the Ordinance will be as follows:  
 April 8, 2025 – Motion Setting Public Hearing  
 April 22, 2025 – Public Hearing and First Reading of Ordinance  
 May 13, 2025 - Second and Possible Third Reading of Ordinance

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



## Council Agenda Item Cover Sheet

**Submitting Department:** Community Development

**Director Contact:** Jennifer Pratt – j.pratt@cedar-rapids.org – (319) 538-2552

**Presenter at Meeting:** Jeff Wozencraft

**Description of Agenda Item:** Motions setting public hearings

April 22, 2025 – to consider the disposition of fifteen City-owned parcels generally located along Ellis Boulevard near Time Check Park and to invite competitive proposals to be submitted on May 22, 2025.

**(Council Priority)**

CIP/DID #PRD-000177-2025

**Council Priority:** Strengthen and Stabilize Neighborhoods

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

**Background:** The motion sets a public hearing to initiate a competitive request for proposal (RFP) to consider the disposition of fifteen City-owned vacant parcels (see table below and map shown on page three). The disposition was reviewed and recommended to be moved to City Council by the City Council Development Committee on March 19<sup>th</sup>.

GPN	Address	Zoning
142043000100000	0 Ellis Boulevard NW	U-VG
142043001900000	1132 Ellis Boulevard NW	U-VG
142043001800000	1126 Ellis Boulevard NW	U-VG
142043000400000	1127 8 <sup>th</sup> Street NW	T-R1
142043000500000	1123 8 <sup>th</sup> Street NW	T-R1
142041000400000	1035 Ellis Boulevard NW	U-VG
142041000600000	1017 Ellis Boulevard NW	U-VG
142041000700000	1015 Ellis Boulevard NW	U-VG
142041000300000	609 J Avenue NW	U-NR
142041000100000	1034 6 <sup>th</sup> Street NW	U-NR
142041001500000	1018 6 <sup>th</sup> Street NW	U-NR
142041001400000	1012 6 <sup>th</sup> Street NW	U-NR
142041000900000	620 I Avenue NW	U-VG
142041001000000	614 I Avenue NW	U-NR
142041001200000	604 I Avenue NW	U-NR

The City has received an inquiry for housing development on ten parcels in the 1000 and 1100 blocks of Ellis Boulevard NW. City staff are also recommending the addition of five adjoining city-owned parcels located along 8<sup>th</sup> Street NW and I Avenue NW. City-owned property may only be disposed of under these

circumstances through a competitive process. The City is therefore inviting competitive proposals for consideration to be submitted on or before May 22, 2025. Proposals should contemplate the following objectives outlined in the RFP document:

- Consistency with the Northwest Neighborhood Action Plan
- Preference for housing and commercial development for the three parcels located at Ellis Boulevard and K Avenue NW
  - o Higher density housing along Ellis Boulevard NW was called out in the action plan
- Design that meets the urban form design requirements
- Financially feasible

**Recommended Action:** City staff recommends setting the public hearing for April 22, 2025

**Alternative:** City Council may table and request additional information

**Time Sensitivity:** NA

**Resolution Date:** April 22, 2025

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Yes

**Explanation:** Reviewed and recommended by City Council Development Committee on March 19, 2025.

Parcel Map





## Council Agenda Item Cover Sheet

**Submitting Department:** Development Services

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Bill Micheel

**Description of Agenda Item:** Motions setting public hearings

Motion setting a public hearing for April 22<sup>nd</sup> to consider a change of zone for property located at 1406 & 1410 Adair Court SW from I-LI, Light Industrial District to S-MC, Suburban Mixed Use Community Center District, as requested by Midland Ventures I, LLC.

CIP/DID #RZNE-000113-2025

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> GrowCR Goal 2: Manage Growth.

**Background:** This action sets a public hearing to consider a change of zone for property located at 1406 & 1410 Adair Court SW. The applicant seeks to rezone 2.57 acres to the Suburban Mixed Use Community Center Zone District to allow for commercial/retail development. The Future Land Use Map designation for this area is Urban Medium Intensity.

This request will be reviewed by the City Planning Commission on April 3<sup>rd</sup>. Their recommendation will be brought forward at the public hearing on April 22<sup>nd</sup>.

**Recommended Action:** City Development Services staff recommend setting the public hearing.

**Alternative:** City Council may table this item and request further information.

**Time Sensitivity:** NA

**Resolution Date:** Anticipated adoption of the rezoning Ordinance could occur as early as May 13, 2025.

**Budget Information:** NA

**Local Preference Policy:** Not applicable

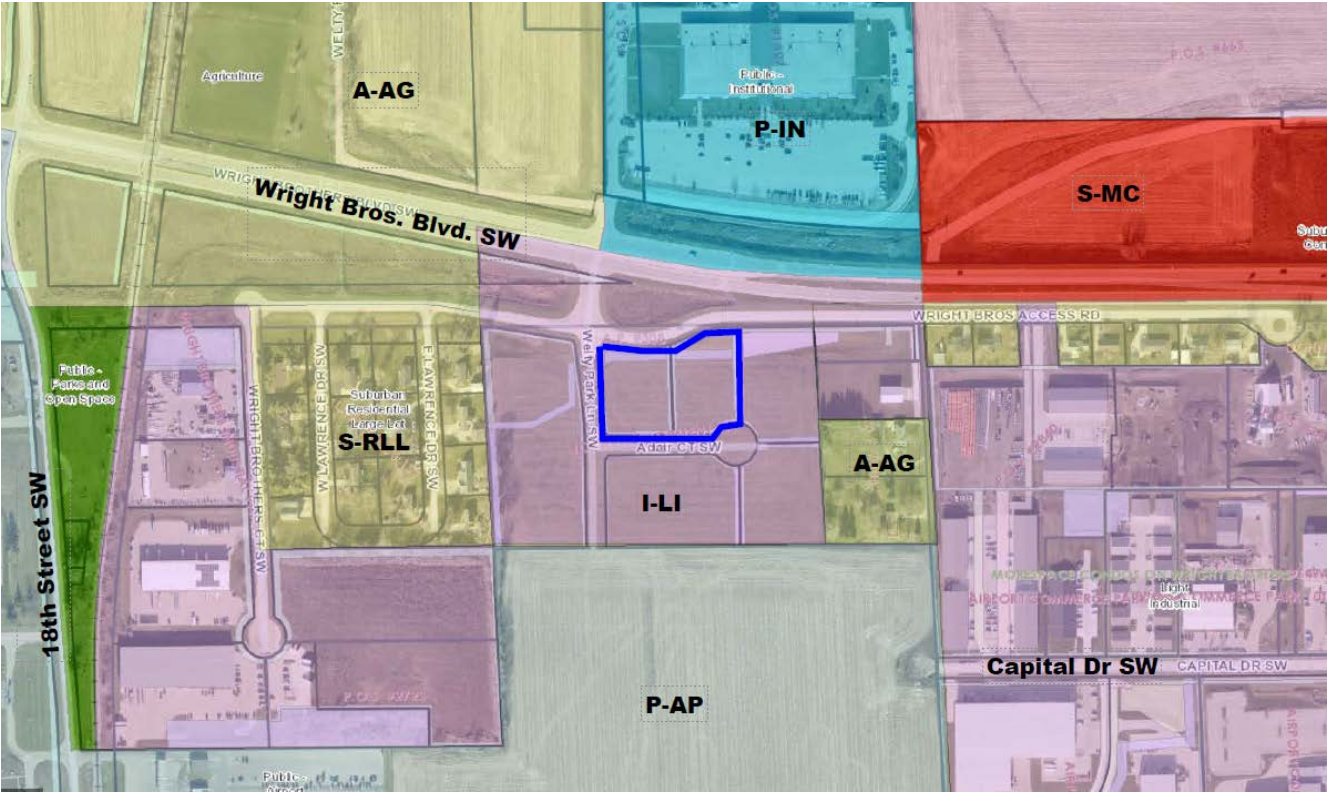
**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA



Site Map





## Council Agenda Item Cover Sheet

**Submitting Department:** Development Services

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Bill Micheel

**Description of Agenda Item:** Motions setting public hearings

Motion setting a public hearing for April 22, 2025 to consider an amendment to a Planned Unit Development Overlay in a S-RL1, Suburban Residential Low Single Unit District for property North of Holly Cir NE and Gibson Dr NE and east of Sanden Road NE as requested by Northern Boundaries.  
CIP/DID # RZNE-000108-2025

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> GrowCR Goal 2: Manage Growth.

**Background:** This actions sets a public hearing to consider a an amendment to existing Planned Unit Development Overlay for an approximately 19 acre tract of land north of Holly Circle and Gibson Drive NE and east of Sanden Road NE.

This request will be reviewed by the City Planning Commission on April 3<sup>rd</sup>. Their recommendation will be brought forward at the public hearing on April 22<sup>nd</sup>.

**Recommended Action:** City Development Services staff recommend setting the public hearing.

**Alternative:** City Council may table this item and request further information.

**Time Sensitivity:** NA

**Resolution Date:** Anticipated adoption of the rezoning Ordinance could occur as early as May 13<sup>th</sup> 2025.

**Budget Information:** NA

**Local Preference Policy:** Not applicable

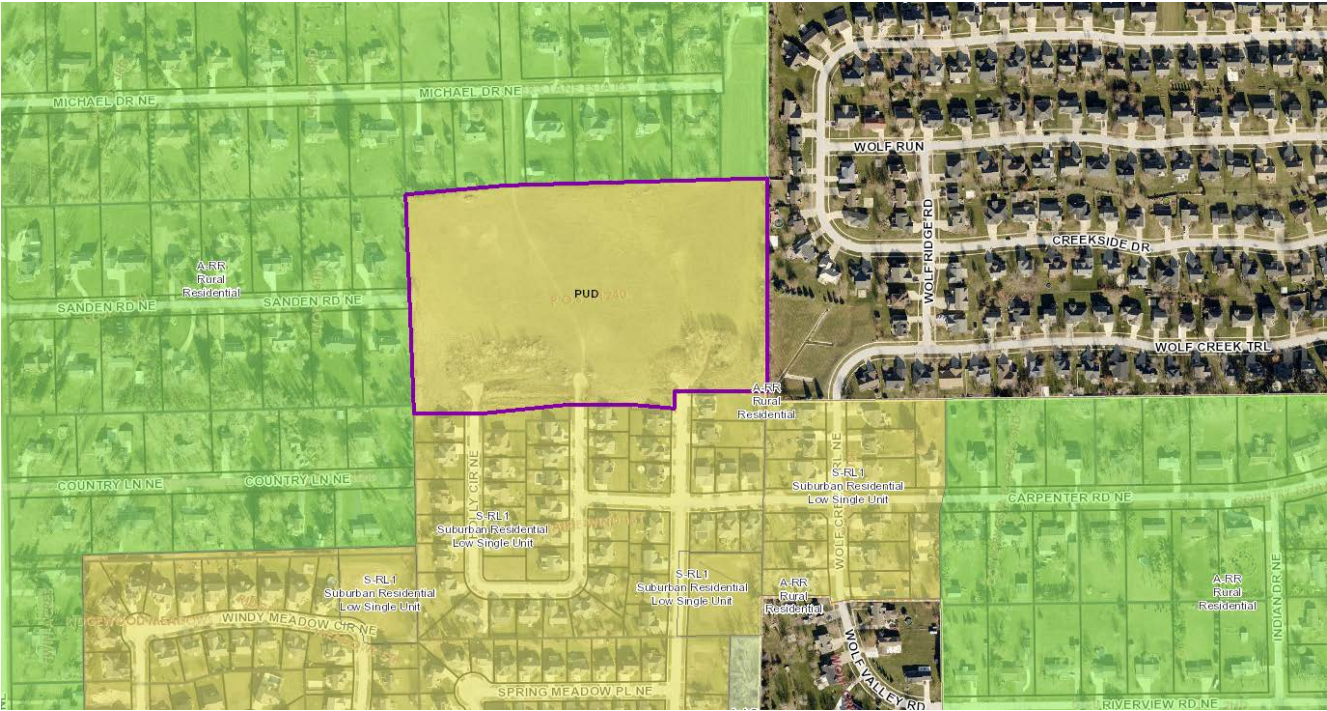
**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA



Site Map





## Council Agenda Item Cover Sheet

**Submitting Department:** Development Services

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Bill Micheel

**Description of Agenda Item:** Motions setting public hearings

Motion setting a public hearing for April 22<sup>nd</sup> to consider a change of zone for property located at 3355 & 3445 Stone Creek Circle SW from T-ML, Traditional Mixed Use Limited District to S-MC, Suburban Mixed Use Community Center District, as requested by Stone Creek Apartments LLC.  
CIP/DID #RZNE-000109-2025

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> GrowCR Goal 2: Manage Growth.

**Background:** This action sets a public hearing to consider a change of zone for property located at 3355 & 3445 Stone Creek Circle SW. The applicant seeks to rezone approximately 3.9 acres for development of 2 multifamily structures providing 92 dwelling units. The current Traditional Mixed Use Limited Zone District restricts buildings to a 10-unit per structure maximum and 35' height limit. A street frontage requirement of 12' per unit would limit density to less than 40 units. The requested rezoning will allow the proposed project to meet structure size and density requirements.

This request will be reviewed by the City Planning Commission on April 3<sup>rd</sup>. Their recommendation will be brought forward at the public hearing on April 22<sup>nd</sup>.

**Recommended Action:** City Development Services staff recommend setting the public hearing.

**Alternative:** City Council may table this item and request further information.

**Time Sensitivity:** NA

**Resolution Date:** Anticipated adoption of the rezoning Ordinance could occur as early as May 13, 2025.

**Budget Information:** NA

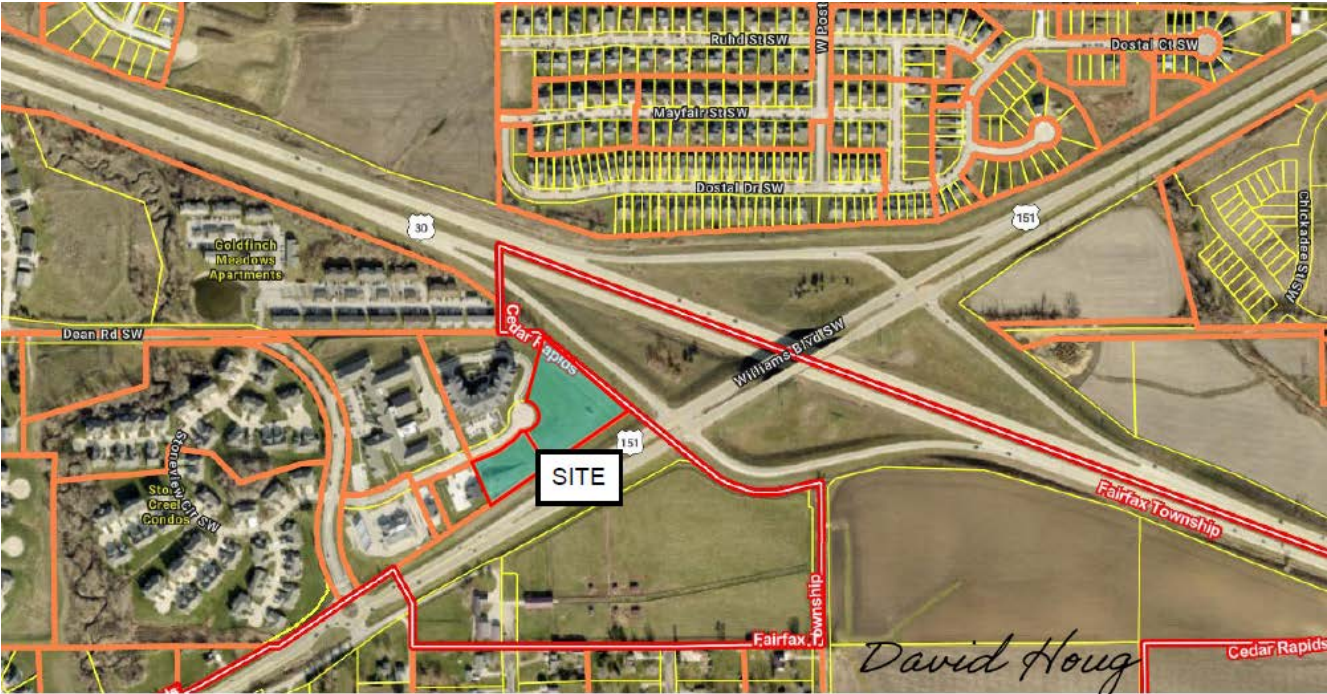
**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

Site Map





# Council Agenda Item Cover Sheet

**Submitting Department:** Development Services  
**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Bill Micheel

**Description of Agenda Item:** Motions setting public hearings  
 Motion Setting a Public Hearing for April 22, 2025 to consider a change of zone for property located at 3220 Wiley Blvd SW from S-MR, Suburban Mixed Use Regional Center District, to T-IM, Traditional Industrial Mixed Use District as requested by Warrior Enterprises LLC.  
CIP/DID # RZNE-000154-2025

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> GrowCR Goal 2: Manage Growth.

**Background:** This actions sets a public hearing to consider a change of zone for property located on the corner of Wiley Blvd SW and 33<sup>rd</sup> Avenue SW. The applicant is requesting the change of zone to accommodate a proposed Heavy Equipment Sales and Service use.

This request will be reviewed by the City Planning Commission on April 3<sup>rd</sup>. Their recommendation will be brought forward at the public hearing on April 22<sup>nd</sup>. A separate request for a Conditional Use Permit for the proposed use will go before the Board of Adjustment on April 17, with approval contingent upon Council approval of the rezoning.

**Recommended Action:** City Development Services staff recommend setting the public hearing.

**Alternative:** City Council may table this item and request further information.

**Time Sensitivity:** NA

**Resolution Date:** Anticipated adoption of the rezoning Ordinance could occur as early as May 13<sup>th</sup> 2025.

**Budget Information:** NA

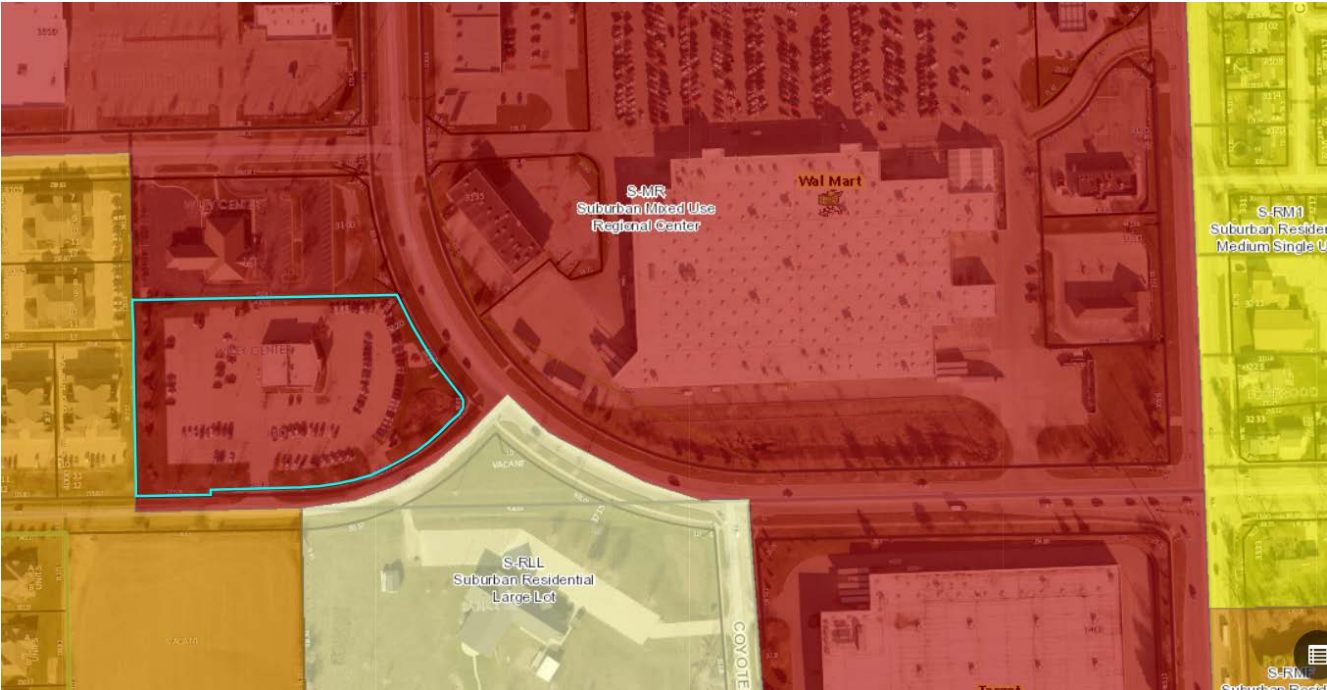
**Local Preference Policy:** Not applicable  
**Explanation:** NA

**Recommended by Council Committee:** Not applicable  
**Explanation:**

NA



Site Map





## Council Agenda Item Cover Sheet

**Submitting Department:** Community Development

**Director Contact:** Jennifer Pratt – j.pratt@cedar-rapids.org – (319) 538-2552

**Presenter at Meeting:** Jeff Wozencraft

**Description of Agenda Item:** Motions setting public hearings

May 13, 2025 - to consider annexation of land generally located along Walford Road west of Interstate-380 as requested by Margaret Probasco and Linn County Rural Electric Cooperative. CIP/DID #ANNX-000097-2025

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> GrowCR Goal 2: Manage Growth.

**Background:** The property owners have applied for the annexation of two parcels identified on the annexation map. To avoid create an island of county, which is prohibited under State law, the three residential properties on the east side of 6<sup>th</sup> Street SW will be included in the annexation as non-consenting parcels under an 80/20 annexation. City staff met with all non-consenting property owners and are working on a pre-annexation agreement to address feedback such as considerations for future projects approved by Linn County, property tax concerns, and permissible land uses.

The property is considered an urbanized area, due to proximity within two miles of Swisher and Shueyville. The total property to be annexed is approximately 79 acres with 67.24 acres (85%) consenting to the annexation and 11.85 acres (15%) non-consenting.

The owner wishes to annex in Cedar Rapids at this time to support future development.

Notices will be mailed and published in accordance with State Code requirements. The annexation requires approval by the Iowa Economic Development Authority's City Development Board at two meetings because it is within an urbanized area and an 80/20 annexation. If approved by City Council Resolution the application will be reviewed and then heard by the State's City Development Board at two subsequent meetings. If approved by the State, the resolution, legal description, and map will be recorded with the county recorder thirty days after approval.

**Recommended Action:** City staff recommends setting the public hearing for May 13, 2025.

**Alternative:** City Council may table and request additional information

**Time Sensitivity:** NA

**Resolution Date:** May 13, 2025

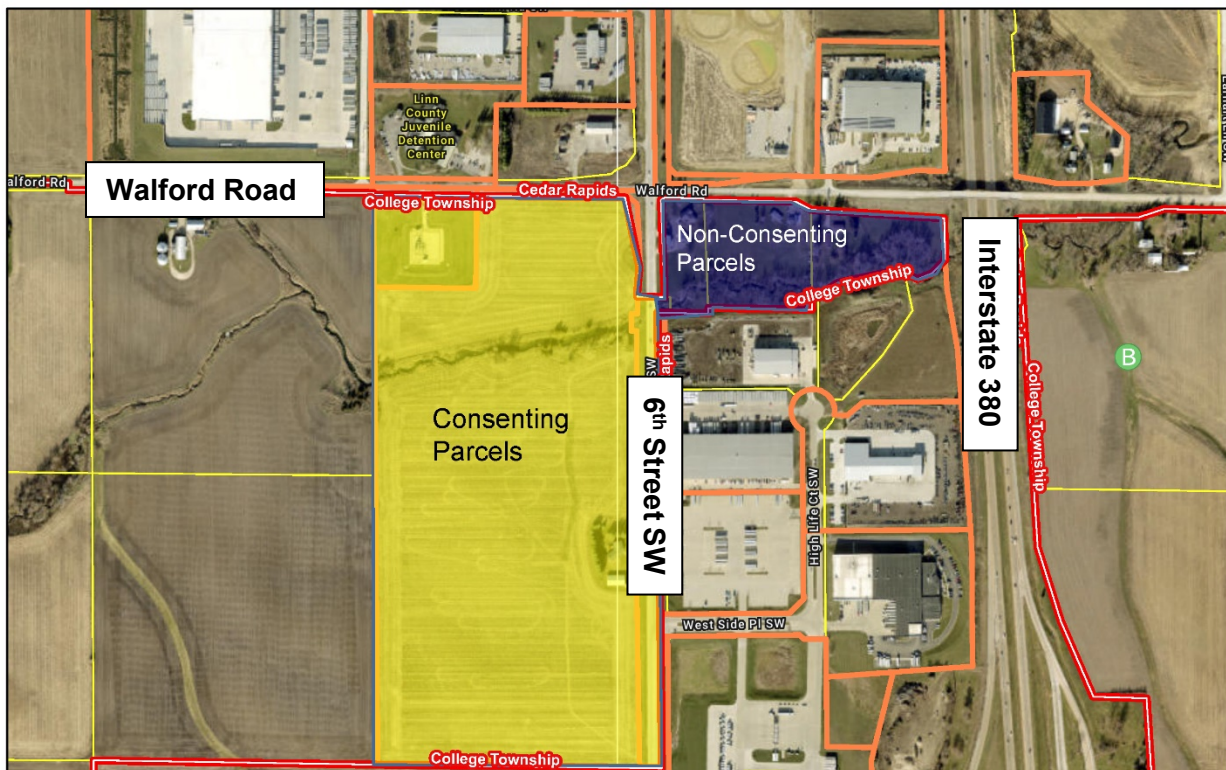
**Budget Information:** NA

**Local Preference Policy:** Not applicable  
**Explanation:** NA

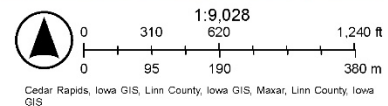
**Recommended by Council Committee:** Not applicable  
**Explanation:** NA

## Exhibit A. Annexation Map

### Linn County, Iowa Land Records



March 5, 2025





## Council Agenda Item Cover Sheet

**Submitting Department:** Purchasing

**Director Contact:** Amanda Grieder – a.grieder@cedar-rapids.org – (319) 286-5714

**Presenter at Meeting:** Jason Stancliffe

**Description of Agenda Item:** Motions filing plans and specifications

April 22, 2025 – Replace Third Floor Roof at the Downtown Library project (estimated cost is \$295,000).  
CIP/DID #PUR0325-253; #316757

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** The Work generally consists of removing and replacing the existing third floor roof at the Downtown Library. The bid opening is scheduled for April 23, 2025, at 11:00 am CDT. The estimated completion date is September 30, 2025, at an estimated cost of \$295,000.

**Recommended Action:** Set the Public Hearing

**Alternative:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:** 316757

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**





# Council Agenda Item Cover Sheet

**Submitting Department:** Public Works  
**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ben Worrell, PE

**Description of Agenda Item:** Motions filing plans and specifications  
 Motion setting public hearing date for April 22, 2025 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 April 23, 2025 for the 60<sup>th</sup> Avenue SW At-Grade Railroad Crossing Improvements project (estimated cost is \$200,000).  
 CIP/DID #3018043-01

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ConnectCR Goal 4: Improve the function and appearance of our key corridors.

**Background:** The City seeks to complete the 60th Avenue SW At-Grade Railroad Crossing Improvements project in order to maintain safe and smooth crossing surfaces where streets intersect with railways. The project will be paid for with a combination of funding from the Federal Railroad Administration, the Cedar Rapids & Iowa City Railway Company, and the City. This project consists of PCC and HMA pavement replacement, sign upgrades, seeding, and pavement markings.

**Recommended Action:** The Public Works Department recommends approval of the Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for April 22, 2025 and advertising for bids by posting notice to bidders for the project.

**Alternative:** Do not schedule public hearing, delay public bid until ready to resume project.

**Time Sensitivity:** Normal

**Resolution Date:** April 22, 2025

**Budget Information:** 301/301000/3018043, NA

**Local Preference Policy:** NA  
**Explanation:** NA

**Recommended by Council Committee:** NA  
**Explanation:** NA



Cadd File Name: W:\PROJECTS\GP\301\3018043 60th Ave RR Crossing Improvements\3018043 Council Map.dwg



**60TH AVENUE SW AT-GRADE RAILROAD  
CROSSING IMPROVEMENTS**



3018043





# Council Agenda Item Cover Sheet

**Submitting Department:** Public Works  
**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ken DeKeyser, PE

**Description of Agenda Item:** Motions setting public hearings  
 Motion setting public hearing date for April 22, 2025 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 April 30, 2025 for the Walford Road from 6<sup>th</sup> Street SW to 1,350 Feet West project (estimated cost is \$1,570,000). **(Council Priority)**  
 CIP/DID #301919-02

<b>Council Priority:</b> Business-Friendly
<b>EnvisionCR Goal:</b> ConnectCR Goal 4: Improve the function and appearance of our key corridors.

**Background:** The project upgrades an existing gravel surface to a curbed concrete street. Project was awarded a state Revitalize Iowa’s Sound Economy (RISE) grant in connection with the recently constructed Fed Ex facility and its access to Walford Road.

Project originally bid on December 18, 2024. Project is being rebid to add Targeted Small Business provisions to the contract documents, to comply with RISE grant requirements.

**Recommended Action:** The Public Works Department recommends approval of the Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for April 22, 2025 and advertising for bids by posting notice to bidders for the project.

**Alternative:** Do not schedule public hearing, delay public bid until ready to resume project.

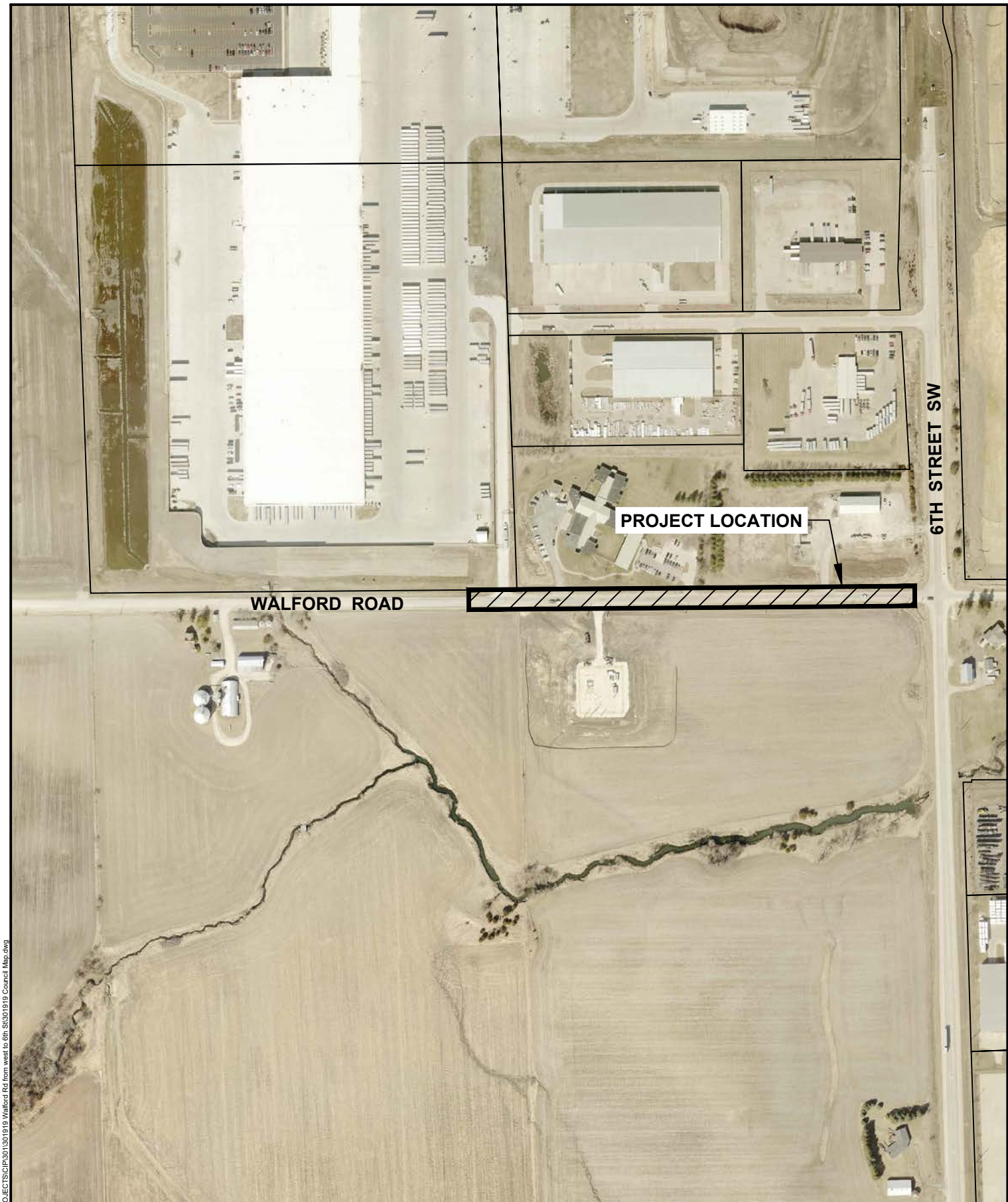
**Time Sensitivity:** Normal

**Resolution Date:** April 22, 2025

**Budget Information:** 301/301000/301919, NA

**Local Preference Policy:** NA  
**Explanation:** NA

**Recommended by Council Committee:** NA  
**Explanation:** NA



PROJECT LOCATION

WALFORD ROAD

6TH STREET SW

WALFORD ROAD FROM 6TH STREET SW  
TO 1,350 FEET WEST



0 FEET 400





## Council Agenda Item Cover Sheet

**Submitting Department:** City Clerk

**Director Contact:** Chief Dave Dostal – d.dostal@cedar-rapids.org – (319) 286-5374

**Presenter at Meeting:** (Lt. Michelle Omar)

**Description of Agenda Item:** CONSENT AGENDA

- a. The Blind Pig, 3325 Center Point Road NE.
- b. Buchona's Sports Bar & Grill, 229 16th Avenue SW (new – formerly Safari Lounge).
- c. Buffalo Wild Wings, 2020 Edgewood Road SW.
- d. Casey's General Store #2212, 130 41<sup>st</sup> Avenue Drive SW.
- e. Cedar Rapids Public Library Foundation, 450 5<sup>th</sup> Avenue SE (5-day license for an event).
- f. El Paraiso Bar & Grill, 2730 Edgewood Road SW.
- g. Green Gable Inn, 1227 J Avenue NE.
- h. Hacienda Las Glorias, 715 1st Avenue SW.
- i. Hacienda Las Glorias II, 4317 Center Point Road NE.
- j. Hy-Vee #3 Club Room, 20 Wilson Avenue SW.
- k. Jersey's Pub & Grub, 5761 C Street SW.
- l. Murdoch Funeral Homes & Cremation Service, 520 Wilson Avenue SW.
- m. Need Pizzeria, 207 2nd Avenue SE.
- n. Paradise Liquor & Tobacco, 1714 Johnson Avenue NW.
- o. The Pines Pizza and Pub, 4100 River Ridge Drive NE.
- p. R G Books, 3611 1st Avenue SE.
- q. R.V Mixology, 716 Ellis Boulevard NW (5-day license for an event at 222 3rd Avenue SE Suite 481).
- r. Texas Roadhouse, 2605 Edgewood Road SW (permanent transfer to 2425 Edgewood Road SW).
- s. Walgreens #12393, 5750 C Avenue NE.

CIP/DID #OB1145716

**Council Priority:** Not applicable

**EnvisionCR 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.

**Recommended Action:** Approve applications as submitted.

**Alternative:**

**Time Sensitivity:**

**Resolution Date:**

**Budget Information:**

**Local Preference Policy:** Not applicable  
**Explanation:**

**Recommended by Council Committee:** Not applicable  
**Explanation:**



## Cedar Rapids Police Department Memorandum

**To:** Chief Dostal

**From:** Lt. Michelle Omar

**Subject:** Beer/Liquor License Applications Calls for Service Summary

**Date:** 4/1/2025

Business Name/Address	Total Calls	Public Intox	Intox Driver	Disturbances
Blind Pig, The 3325 CENTER POINT RD NE	29	0	0	6
Buchona's Sports Bar & Grill 229 16TH AVE SW	11	0	0	2
Buffalo Wild Wings - Edgewood 2020 EDGEWOOD RD SW	11	0	1	4
Casey's General Store #2212 130 41ST AVE DR SW	27	0	0	2
Cedar Rapids Public Library Foundation 450 5TH AVE SE	262	3	0	61
El Paraiso Bar & Grill 2730 EDGEWOOD RD SW	1	0	0	1
Green Gable Inn 1227 J AVE NE	25	0	1	9
Hacienda Las Glorias 715 1ST AVE SW	26	0	0	2
Hacienda Las Glorias II 4317 CENTER POINT RD NE	8	0	0	2
Hy-Vee #3 Club Room 20 WILSON AVE SW	115	1	0	11
Jersey's Pub & Grub (C Street) 5761 C ST SW	2	0	0	0
Murdoch Funeral Homes & Cremation Service 520 WILSON AVE SW	18	0	0	3

Need Pizzeria 207 2ND AVE SE	10	0	0	2
Paradise Liquor & Tobacco 1714 JOHNSON AVE NW	4	0	0	0
R G Books 3611 1ST AVE SE	5	0	0	2
R.V Mixology 716 ELLIS BLVD NW	2	0	0	1
Texas Roadhouse 2425 EDGEWOOD RD SW	20	0	0	3
The Pines Pizza and Pub 4100 RIVER RIDGE DR NE	8	0	0	1
Walgreens #12393 5750 C AVE NE	26	0	0	2





## Council Agenda Item Cover Sheet

**Submitting Department:** Finance

**Director Contact:** Abhi Deshpande – a.deshpande@cedar-rapids.org – (319) 286-5097

**Presenter at Meeting:** Abhi Deshpande

**Description of Agenda Item:** Bills, payroll and funds

Resolution approving:

a. Payment of bills

b. Payroll

CIP/DID #FIN2025-01, FIN2025-02

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

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

**Recommended Action:** Authorize the Finance Department to issue payments and payroll checks as per the resolution listings.

**Alternative:** NA

**Time Sensitivity:** Normal

**Resolution Date:** 4/08/2025

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the attached listing of bills dated the 8<sup>th</sup> day of April 2025, has been examined and approved by the proper departments,

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

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

## 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 of Cedar Rapids 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
Animal Control	\$23,672.84	Human Resources	\$40,860.88
Aquatics Operation	\$17,164.18	Information Technology	\$147,433.07
Attorney	\$30,988.00	Joint Communications	\$77,409.89
Building Services Division	\$97,912.36	Library Grants	\$70,573.22
CD – Federal Programs	\$40,723.84	Parks and Rec Directors	\$26,785.44
CR Public Library	\$175,412.69	Parks Operations	\$2,684.80
City Manager	\$126,021.58	Police	\$955,508.45
Civil Rights	\$7,610.40	Public Works	\$15,028.40
Clerk	\$11,636.80	PW – Engineering	\$145,386.09
Comm Develop – DOD	\$36,005.82	Purchasing Services	\$17,491.21
Council	\$9,810.56	Recreation	\$30,951.85
Development Services	\$51,375.96	Right of Way	\$9,860.80
Facilities Maint Service	\$61,112.47	Sewer Operations	\$87,426.87
Finance	\$18,847.33	Street Operations	\$196,400.71
Finance – Analysts	\$21,580.13	Traffic Engineering	\$68,901.75
Financial Operations	\$71,441.63	Transit	\$178,798.24
Fire	\$563,495.91	Utilities	\$15,155.20
Five Seasons Parking	\$1,857.60	Utilities – Solid Waste	\$115,975.45
Fleet Maintenance	\$92,152.88	Veterans Memorial	\$24,162.40
Forestry	\$28,135.78	Water Operations	\$327,991.89
Golf Operations	\$30,405.43	Water Pollution Control	\$236,462.51
		<b>Grand Total</b>	<b>\$4,308,613.31</b>

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** City Clerk

**Director Contact:** Alissa Van Sloten – a.vansloten@cedar-rapids.org – (319) 286-5270

**Presenter at Meeting:** Alissa Van Sloten

**Description of Agenda Item:** Boards and commissions

Resolutions appointing and thanking the following individuals:

- a. Appointing Ellie Evans and Cassandra Peiffer (effective through June 30, 2026) to the Civil Rights Commission.

CIP/DID #OB629963

- b. Appointing Barb Tupper (effective through June 30, 2026) to the Cedar Rapids Medical Self-Supported Municipal Improvement District Commission.

CIP/DID #OB720222

- c. Vote of thanks to Carla Andorf for serving on the Affordable Housing Commission.

CIP/DID #CDF-0040-2018

- d. Vote of thanks to Jennifer Bata, Abbey Ferenzi, Christine Gibson, Amy Hockett, Elizabeth Moore, Jodee Reed, Lindsay Tarwater and Chris Taylor for serving on the Cedar Rapids Wellbeing Advisory Committee.

CIP/DID #CM001-16

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community.

**Background:** This agenda includes appointments to fill vacancies on the Civil Rights Commission and the Cedar Rapids Medical Self-Supported Municipal Improvement District Commission. This agenda also includes a vote of thanks for a member of the Affordable Housing Commission who recently submitted a letter of resignation.

The Cedar Rapids Wellbeing Advisory Committee is being dissolved effective April 8, 2025. This agenda also includes votes of thanks for all members of the Cedar Rapids Wellbeing Advisory Committee.

**Recommended Action:** Approve resolutions as presented.

**Alternative:**

**Time Sensitivity:** None

**Resolution Date:** April 8, 2025

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

## APPOINTMENT

I, Tiffany D. O'Donnell, Mayor of the City of Cedar Rapids, in accordance with Section 2.06 of the Home Rule Charter, and subject to the advice and consent of the Cedar Rapids City Council hereby appoint the following individuals to serve on the Civil Rights Commission for the terms as indicated or until a successor is appointed and qualified:

<u>Member</u>	<u>Term Beginning</u>	<u>Term Expiration</u>
Ellie Evans	4/8/2025	6/30/2026
Cassandra Peiffer	4/8/2025	6/30/2026

### RESOLUTION NO. LEG\_NUM\_TAG

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the advice and consent of the City Council to the Mayor's appointment of Ellie Evans and Cassandra Peiffer to the Civil Rights Commission for the terms indicated above is hereby given.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG

## A P P O I N T M E N T

I, Tiffany D. O'Donnell, Mayor of the City of Cedar Rapids, in accordance with Section 2.06 of the Home Rule Charter, and subject to the advice and consent of the Cedar Rapids City Council hereby appoint the following individual to serve on the Cedar Rapids Medical Self-Supported Municipal Improvement District Commission for the term as indicated or until a successor is appointed and qualified:

<u>Member</u>	<u>Term Beginning</u>	<u>Term Expiration</u>
Barb Tupper	4/8/2025	6/30/2026

## RESOLUTION NO. LEG\_NUM\_TAG

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the advice and consent of the City Council to the Mayor's appointment of Barb Tupper to the Cedar Rapids Medical Self-Supported Municipal Improvement District Commission for the term indicated above is hereby given.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG

## RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, Carla Andorf has devoted considerable time and effort as a member of the Affordable Housing Commission,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that a vote of thanks and appreciation be and is hereby provided to Carla Andorf for serving as a member of the Affordable Housing Commission.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, Jennifer Bata, Abbey Ferenzi, Christine Gibson, Amy Hockett, Elizabeth Moore, Jodee Reed, Lindsay Tarwater and Chris Taylor have devoted considerable time and effort as members of the Cedar Rapids Wellbeing Advisory Committee,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that a vote of thanks and appreciation be and is hereby provided to Jennifer Bata, Abbey Ferenzi, Christine Gibson, Amy Hockett, Elizabeth Moore, Jodee Reed, Lindsay Tarwater and Chris Taylor for serving as members of the Cedar Rapids Wellbeing Advisory Committee.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Solid Waste and Recycling

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Patricia Hall

**Description of Agenda Item:** Intent and levy assessments

Intent to assess – Solid Waste and Recycling – cleanup costs – 9 properties. **(Council Priority/Clean and Safe City)**

CIP/DID #SWM-006-25

<b>Council Priority:</b> Clean and Safe City
<b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community.

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

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

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

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

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

**Alternative:** The City Council could decide not to assess.

**Time Sensitivity:**

**Resolution Date:** 4/8/2025

**Budget Information:**

**Local Preference Policy:** Not applicable

**Explanation:** N/A

**Recommended by Council Committee:** No

**Explanation:** N/A

RESOLUTION NO. LEG\_NUM\_TAG

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

NUISANCE ABATEMENTS

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

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the intent to assess against the property and for the amounts shown on the attached listing, will be made by the City Council after 30 days of the date passed, and notice was given by mailing to the owners of the described and enumerated tracts, a notice of this proposed assessment, stating the amount of the assessment and the description of the property, and on what account, and that objections to said proposed assessment may be filed prior to 3:30 pm, May 7, 2025.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

# INTENT TO ASSESS 4/8/2025

			INTENT TO ASSESS 4/8/2025
#	Balance Due	District #	Premise Address
1	86.76		Vacant Lot 0 12 <sup>th</sup> St SW
2	255.00		1770 Sherbrook Dr NE
3	282.00		1043 5 <sup>th</sup> Ave SE
4	178.00		1021 Center Pt Rd NE
5	578.00		1416 3 <sup>rd</sup> Ave SE
6	524.00		211 15 <sup>th</sup> St SE
7	375.00		1716 Grande Ave SE
8	280.00		237 13 <sup>th</sup> St NW
9	178.00		257 Jacolyn Dr NW
	\$2,736.76		Grand Total
	9		Number of Properties



# Council Agenda Item Cover Sheet

**Submitting Department:** Water  
**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Roy Hesemann

**Description of Agenda Item:** Intent and levy assessments  
 Intent to Assess – Utilities-Water Division – delinquent municipal utility bills – 22 properties.  
CIP/DID #WTR040825-01

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> 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) to the customer and property owner giving them 30 days to pay their delinquent municipal utility bill before the resolution for special assessment is approved by the City Council to lien properties.

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

**Alternative:** 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:** None  
**Resolution Date:** April 8, 2025  
**Budget Information:** Not Applicable  
**Local Preference Policy:** Not applicable  
**Explanation:** None  
**Recommended by Council Committee:** Not applicable  
**Explanation:** None

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 13th day of May 2025. 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., May 13, 2025.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

LIEN INTENTS 04-08-25				
#	Balance Due	Premise Address	GPN	Council District
1	\$158.83	129 WOODSTONE LN SW	19214-04008-01058	5
2	\$78.74	361 30TH ST DR #1 SE	14113-80001-00000	2
3	\$323.21	410 11TH ST NW	14292-01018-00000	4
4	\$340.00	515 40TH ST NE	14101-07010-00000	2
5	\$330.00	524 4TH ST B SW	14283-27003-00000	3
6	\$34.21	621 17TH ST SE	14224-53002-00000	3
7	\$70.72	1116 ELLIS BLVD NW	14204-30015-00000	4
8	\$590.38	1120 ELLIS BLVD NW	14204-30016-00000	4
9	\$334.98	1201 SUMMIT AVE SW	14344-02001-00000	3
10	\$326.57	1338 HINKLEY AVE NW	14292-78010-00000	4
11	\$156.52	1347 22ND AVE SW	14322-83016-00000	5
12	\$203.70	1414 L ST SW	14283-88004-00000	3
13	\$592.97	1441 2ND AVE SE	14222-83006-00000	3
14	\$354.23	1730 PARK AVE SE	14221-55022-00000	3
15	\$526.13	2160 WEST POST RD SW	13351-51003-00000	5
16	\$332.62	2225 MT. VERNON RD SE	14262-27003-00000	3
17	\$44.88	3339 OAKLAND RD NE	14103-29002-00000	1
18	\$119.62	3706 OAKLAND RD NE	14102-51002-00000	2
19	\$234.95	3801 HART CT NE	14112-30017-00000	2
20	\$133.97	4224 ARMAR DR SE #7	14013-51003-00000	2
21	\$137.89	4900 42ND ST NE	14063-51026-00000	1
22	\$443.17	6423 DEVONSHIRE DR NE	11353-28002-00000	2
	<b>\$5,868.29</b>	<b>Grand Total</b>		
	<b>22</b>	<b>Number of Properties</b>		
	<b>\$34.21</b>	<b>Balance Due - Low</b>		
	<b>\$592.97</b>	<b>Balance Due - High</b>		





## Council Agenda Item Cover Sheet

**Submitting Department:** Water

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Roy Hesemann

**Description of Agenda Item:** Intent and levy assessments

Levy assessment – Utilities – Water Division – delinquent municipal utility bills – 29 properties.

CIP/DID #WTR022525-01

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> 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
- Notice of Intent to Assess Resolution is approved by the City Council and a letter is mailed to the customer and property owner
- Special Assessment Resolution 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. 0223-02-25 on February 25, 2025.

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.

**Recommended Action:** The Utilities Department – Water Division recommends that the Resolution to Levy Special Assessments be hereby approved.

**Alternative:** None

**Time Sensitivity:** None

**Resolution Date:** April 8, 2025

**Budget Information:** Not Applicable

**Local Preference Policy:** Not applicable

**Explanation:** None

**Recommended by Council Committee:** Not applicable

**Explanation:** None

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, storm sewer, solid waste, and recycling), 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

## SPECIAL ASSESSMENTS (TO BE LIENED)

SPECIAL ASSESSMENTS 4-8-25				
LIEN INTENTS 02-25-25				
#	Balance Due	Premise Address	GPN	Council District
1	\$104.03	89 WOODSTONE LN SW	19214-04008-01055	5
2	\$266.21	121 7TH ST SW #302 CEDAR RAPIDS IA 52404	14291-80023-00000	4
3	\$223.50	236 28TH ST DR SE	14142-02009-00000	2
4	\$214.64	361 19TH ST SE	14101-04001-00000	3
5	\$156.95	440 9TH AVE SW UPPER	14283-32016-00000	3
6	\$286.42	507 40TH ST NE	14101-05010-00000	2
7	\$109.65	606 2ND AVE SW #105	14101-56008-00000	4
8	\$192.75	710 15TH ST SE	14223-81020-00000	3
9	\$194.13	758 OLD MARION RD NE	14321-26001-00000	2
10	\$148.97	822 16TH ST SE	14201-29018-00000	3
11	\$89.61	826 36TH ST NE	14322-83010-00000	2
12	\$172.44	854 CAMBURN CT SE BSO	14223-83004-00000	3
13	\$187.53	917 A AVE NW	14094-79008-00000	4
14	\$369.48	922 15TH AVE SW	14332-30012-00000	4
15	\$100.40	1332 WILSON AVE SW	14152-55006-00000	5
16	\$151.08	1421 8TH AVE SE	14224-33002-00000	3
17	\$274.19	1518 N ST SW	14221-27009-00000	3
18	\$163.74	1607 8TH AVE SE	14224-26022-00000	3
19	\$312.94	1615 4TH AVE SE	14262-04004-00000	3
20	\$312.43	1650 ELLIS BLVD NW LOW	14142-53005-00000	1
21	\$31.91	1717 K AVE NE	14333-79006-00000	2
22	\$138.94	1737 5TH AVE SE	19021-52005-00000	3
23	\$485.43	1747 RICHMOND RD NE	14192-32003-00000	1
24	\$193.82	1840 4TH AVE SE	19164-01013-00000	3
25	\$53.58	2507 B AVE NE	14142-53005-00000	2
26	\$64.25	2901 OLD RIVER RD SW	19021-52005-00000	5
27	\$255.23	3031 ELAINE DR NW	14192-32003-00000	1
28	\$329.91	4309 BENTON ST NE	14044-77028-00000	1
29	\$134.93	6609 COUNCIL ST NE	11331-78077-00000	1
	<b>\$5,719.09</b>	<b>Grand Total</b>		
	<b>29</b>	<b>Number of Properties</b>		
	<b>\$31.91</b>	<b>Balance Due - Low</b>		
	<b>\$485.43</b>	<b>Balance Due - High</b>		



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:**

**Description of Agenda Item:** Maintenance bonds

Resolution accepting sanitary sewer in Edgewood Road Industrial Park 4th Addition and approving 4-year Maintenance Bond submitted by Pirc-Tobin Construction Inc. in the amount of \$138,705.

CIP/DID # FLPT-033810-2023

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ConnectCR Goal 2: Build a complete network of connected streets.

**Background:** This item is for acceptance of a maintenance bond from Pirc-Tobin Construction Inc. for sanitary sewer improvements. The construction has been substantially completed in accordance with the approved plans and City standards, has been inspected by the Public Works Department, and is recommended for acceptance. The value of the bond provided represents the construction value of the infrastructure improvements based on the developer's contract price for the infrastructure improvements.

**Recommended Action:** The Public Works Department recommends adoption of the Resolution to accept the maintenance bond as submitted by Pirc-Tobin Construction Inc.

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

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:** Private

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, Pirc-Tobin Construction Inc. has constructed sanitary sewer in Edgewood Road Industrial Park 4th Addition, and

WHEREAS, said work has now been completed, and Pirc-Tobin Construction Inc. has filed a 4-year Maintenance Bond, executed by United Fire & Casualty Company in the sum of \$138,705 covering said work, now therefore

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

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

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:**

**Description of Agenda Item:** Maintenance bonds

Resolution accepting storm sewer in Edgewood Road Industrial Park 4th Addition and approving 4-year Maintenance Bond submitted by Pirc-Tobin Construction Inc. in the amount of \$12,052.  
CIP/DID # FLPT-033810-2023

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ConnectCR Goal 2: Build a complete network of connected streets.

**Background:** This item is for acceptance of a maintenance bond from Pirc-Tobin Construction Inc. for storm sewer improvements. The construction has been substantially completed in accordance with the approved plans and City standards, has been inspected by the Public Works Department, and is recommended for acceptance. The value of the bond provided represents the construction value of the infrastructure improvements based on the developer's contract price for the infrastructure improvements.

**Recommended Action:** The Public Works Department recommends adoption of the Resolution to accept the maintenance bond as submitted by Pirc-Tobin Construction Inc.

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

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:** Private

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, Pirc-Tobin Construction Inc. has constructed storm sewer in Edgewood Road Industrial Park 4th Addition, and

WHEREAS, said work has now been completed, and Pirc-Tobin Construction Inc. has filed a 4-year Maintenance Bond, executed by United Fire & Casualty Company in the sum of \$12,052 covering said work, now therefore

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

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

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:**

**Description of Agenda Item:** Maintenance bonds

Resolution accepting sanitary sewer in Stone Ridge Apartments 2nd Addition and approving 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$54,202.

CIP/DID # ASDP-000633-2024

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ConnectCR Goal 2: Build a complete network of connected streets.

**Background:** This item is for acceptance of a maintenance bond from Rathje Construction Co. for sanitary improvements. The construction has been substantially completed in accordance with the approved plans and City standards, has been inspected by the Public Works Department, and is recommended for acceptance. The value of the bond provided represents the construction value of the infrastructure improvements based on the developer's contract price for the infrastructure improvements.

**Recommended Action:** The Public Works Department recommends adoption of the Resolution to accept the maintenance bond as submitted from Rathje Construction Co.

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

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:** Private

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, Rathje Construction Co. has constructed sanitary sewer in Stone Ridge Apartments 2nd Addition, and

WHEREAS, said work has now been completed, and Rathje Construction Co. has filed a 4-year Maintenance Bond, executed by United Fire & Casualty Company in the sum of \$54,202 covering said work, now therefore

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

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

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:**

**Description of Agenda Item:** Maintenance bonds

Resolution accepting storm sewer in Stone Ridge Apartments 2nd Addition and approving 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$7,250.

CIP/DID # ASDP-000633-2024

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ConnectCR Goal 2: Build a complete network of connected streets.

**Background:** This item is for acceptance of a maintenance bond from Rathje Construction Co. for storm improvements. The construction has been substantially completed in accordance with the approved plans and City standards, has been inspected by the Public Works Department, and is recommended for acceptance. The value of the bond provided represents the construction value of the infrastructure improvements based on the developer's contract price for the infrastructure improvements.

**Recommended Action:** The Public Works Department recommends adoption of the Resolution to accept the maintenance bond as submitted from Rathje Construction Co.

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

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:** Private

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, Rathje Construction Co. has constructed storm sewer in Stone Ridge Apartments 2nd Addition, and

WHEREAS, said work has now been completed, and Rathje Construction Co. has filed a 4-year Maintenance Bond, executed by United Fire & Casualty Company in the sum of \$7,250 covering said work, now therefore

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

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

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Purchasing

**Director Contact:** Amanda Grieder – a.grieder@cedar-rapids.org – (319) 286-5714

**Presenter at Meeting:** Jason Stancliffe

**Description of Agenda Item:** Accept projects

City Hall North Elevator Replacement, final payment in the amount of \$14,858 and 2-year Performance Bond submitted by Schumacher Elevator Company (original contract amount was \$297,156; final contract amount is \$297,156).

CIP/DID #PUR0424-273; 3604038

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** This is for the City Hall North Elevator project. City Council awarded the project to Schumacher Elevator Company by Resolution No. 0778-06-24. Facilities Maintenance Services has certified that the Contract work has been substantially completed in accordance with the approved plans and specifications.

A Performance Bond dated August 8, 2024, in the amount of \$297,156 covering said work filed by Schumacher Elevator Company and executed by Merchants Bonding Company provides a two-year correction period for defects in materials and workmanship.

This resolution is to accept the project, begin the two-year correction period and release final payment to Schumacher Elevator Company of \$14,858.

**Recommended Action:** Recommend Council approve the resolution.

**Alternative:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:** 3604038

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and Schumacher Elevator Company are parties to a contract for the City Hall North Elevator Replacement authorized by Resolution No. 0778-06-24; and

WHEREAS, Facilities Maintenance Services has certified that the Contract work has been substantially completed in accordance with the approved plans and specifications; and

WHEREAS, a Performance Bond dated August 8, 2024, in the amount of \$297,156 covering said work filed by Schumacher Elevator Company and executed by Merchants Bond Company provides a two-year correction period for defects in materials and workmanship; now therefore

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

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

Original Contract, Resolution No. 0778-06-24	\$297,156
Contract Total	\$297,156

AND BE IT FURTHER RESOLVED that based on the recommendation by Facilities Maintenance Services that the project be and the same is hereby accepted as being substantially completed and the City of Cedar Rapids is authorized and directed to issue final payment for the sum of \$14,858 to Schumacher Elevator Company; and

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

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Water Pollution Control

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Justin Schroeder

**Description of Agenda Item:** CONSENT AGENDA

Resolution accepting the Wastewater and Drinking Water Financial Assistance Program (WTFAP) grant through the Iowa Finance Authority in the amount of \$500,000 to support construction of Contract 2 at the Water Pollution Control Facility.

CIP/DID #WPC040825-01

<p><b>Council Priority:</b> Clean and Safe City</p>
<p><b>EnvisionCR Goal:</b> GreenCR Goal 1: Be stewards for the environment, promoting economic and social growth while restoring the relationship between the city and the natural environment.</p>

**Background:** In November 2024, the Utilities Department – Water Pollution Control Facility submitted a grant application for the Wastewater and Drinking Water Treatment Financial Assistance Program (WTFAP) through the Iowa Finance Authority to support construction of the Contract 2 project at the facility. Two categories were identified as opportunities for the grant, including the use of alternative wastewater treatment technologies (aerobic granular sludge, or AGS system) and that the project employs technology to address the goals of the Iowa Nutrient Reduction Strategy by reducing the amount of phosphorus discharged from the facility. The City was awarded a \$500,000 grant, the maximum grant award available through the financial assistance program.

**Recommended Action:** The Utilities Department – Water Pollution Control Division recommends accepting the WTFAP grant in the amount of \$500,000 and the City Manager be authorized to sign the WTFAP Grant Contract.

**Alternative:** N/A

**Time Sensitivity:** Grant contract with signature is due by 8-1-25

**Resolution Date:** 4-8-25

**Budget Information:**

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable  
**Explanation:**



RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, in November 2024, the Utilities Department – Water Pollution Control Facility submitted a grant application for the Wastewater and Drinking Water Treatment Financial Assistance Program (WTFAP) through the Iowa Finance Authority to support construction of the Contract 2 project at the facility, and

WHEREAS, two categories were identified as opportunities for the grant, including the use of alternative wastewater treatment technologies, and that the project employs technology to address the goals of the Iowa Nutrient Reduction Strategy by reducing the amount of phosphorus discharged from the facility, and

WHEREAS, the City was awarded a \$500,000 grant from the WTFAP, the maximum grant award available through the financial assistance program, and

WHEREAS, the Utilities Department – Water Pollution Control Division recommends accepting the WTFAP grant in the amount of \$500,000, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Utilities Department – Water Pollution Control Division hereby accepts the WTFAP grant in the amount of \$500,000 and that the City Manager be authorized to sign the WTFAP Grant Contract.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Community Development

**Director Contact:** Jennifer Pratt – j.pratt@cedar-rapids.org – (319) 538-2552

**Presenter at Meeting:** Stephanie Schrader

**Description of Agenda Item:** Purchases, contracts and agreements

Grant application in the amount of \$16,000 for the Iowa Arts Council Grant for artistic bus shelter enhancements. **(Council Priority)**

CIP/DID #CD-0110-2025

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> StrengthenCR Goal 2: Improve the quality and identity of neighborhoods and key corridors.

**Background:** The 2025 Iowa Arts Council Art Project grant provides funding to create opportunities for lowans to access and engage with high quality arts and cultural projects. The funding would support creating vibrant public places that increase walkability, in alignment with goals outlined in the Pedestrian Master Plan. Bus shelter art transforms ordinary infrastructure into a visually appealing focal point, fostering a more welcoming public realm experience. Additionally, bus shelter art supports the Public Art Plan expanding art into neighborhoods and fostering new engagement opportunities. Applications are due April 22, 2025 and awardees announced in June 2025.

**Recommended Action:** Staff recommends the approval of the resolution.

**Alternative:** City Council may table the resolution and request additional information.

**Time Sensitivity:** Application is due April 22, 2025

**Resolution Date:** April 8, 2025

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

RESOLUTION AUTHORIZING SUBMITTAL OF  
IOWA ARTS COUNCIL ART PROJECT GRANT

WHEREAS, the Iowa Arts Council Art Project grant provides funding to create opportunities for Iowans to access and engage with high quality arts and cultural projects, and

WHEREAS, funds would support creating vibrant public places that increase walkability for implementation by June 30, 2026, and

WHEREAS, the funding is in alignment with goals outlined in the Public Art and Pedestrian Master Plans,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Council hereby authorizes Staff to submit an application for the Iowa Arts Council Art Project funding and, if awarded, the City Manager is authorized to sign the grant agreement.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ken DeKeyser, PE

**Description of Agenda Item:** Purchases, contracts and agreements

Resolution authorizing execution of an Agreement for a Surface Transportation Block Grant Program Federal-aid Project between the Iowa Department of Transportation (Iowa DOT) and the City of Cedar Rapids for the Tower Terrace Road NE from C Avenue to Summerset Avenue project.

CIP/DID #301666-00

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ConnectCR Goal 5: Support the development of an effective, regional, multimodal transportation system.

**Background:** The Corridor Metropolitan Planning Organization (CMPO) has programmed Surface Transportation Block Grant (STBG) Program Federal-aid funding for the Tower Terrace Road NE from C Avenue to Summerset Avenue in Cedar Rapids. City Council Resolution No. 0609-05-2020 approved a 28E Agreement with partnering jurisdictions for overall development of Tower Terrace Road, including this segment.

The portion of the project costs reimbursed by STBG Federal-aid funds shall be up to \$836,000 for the construction phase of work as stipulated by the CMPO.

**Recommended Action:** The Public Works Department recommends approving the resolution authorizing execution of an Agreement between the Iowa DOT and the City of Cedar Rapids for the Tower Terrace Road NE from C Avenue to Summerset Avenue project. Upon City approval, signed agreements will be returned to the Iowa DOT for necessary signatures.

**Alternative:** Do not execute agreement currently. Resume project development when deemed necessary.

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:** 301/301000/301666, NA

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the Corridor Metropolitan Planning Organization (CMPO) has programmed Surface Transportation Block Grant Program Federal-aid funding for the Tower Terrace Road NE from C Avenue to Summerset Avenue project, and

WHEREAS, the Iowa Department of Transportation (Iowa DOT) has submitted Agreement No. 6-25-STP-U-013 for this project, and

WHEREAS, the Public Works Department recommends authorizing execution of Agreement No. 6-25-STP-U-013 with the Iowa DOT,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that that the City Manager and City Clerk are authorized to execute Iowa DOT Agreement No. 6-25-STP-U-013 with the Iowa Department of Transportation in the amount of \$836,000 in connection with the Tower Terrace Road NE from C Avenue to Summerset Avenue project (Iowa DOT project STP-U-1187(785)—70-57, City CIP No. 301666-00).

PASSED\_DAY\_TAG

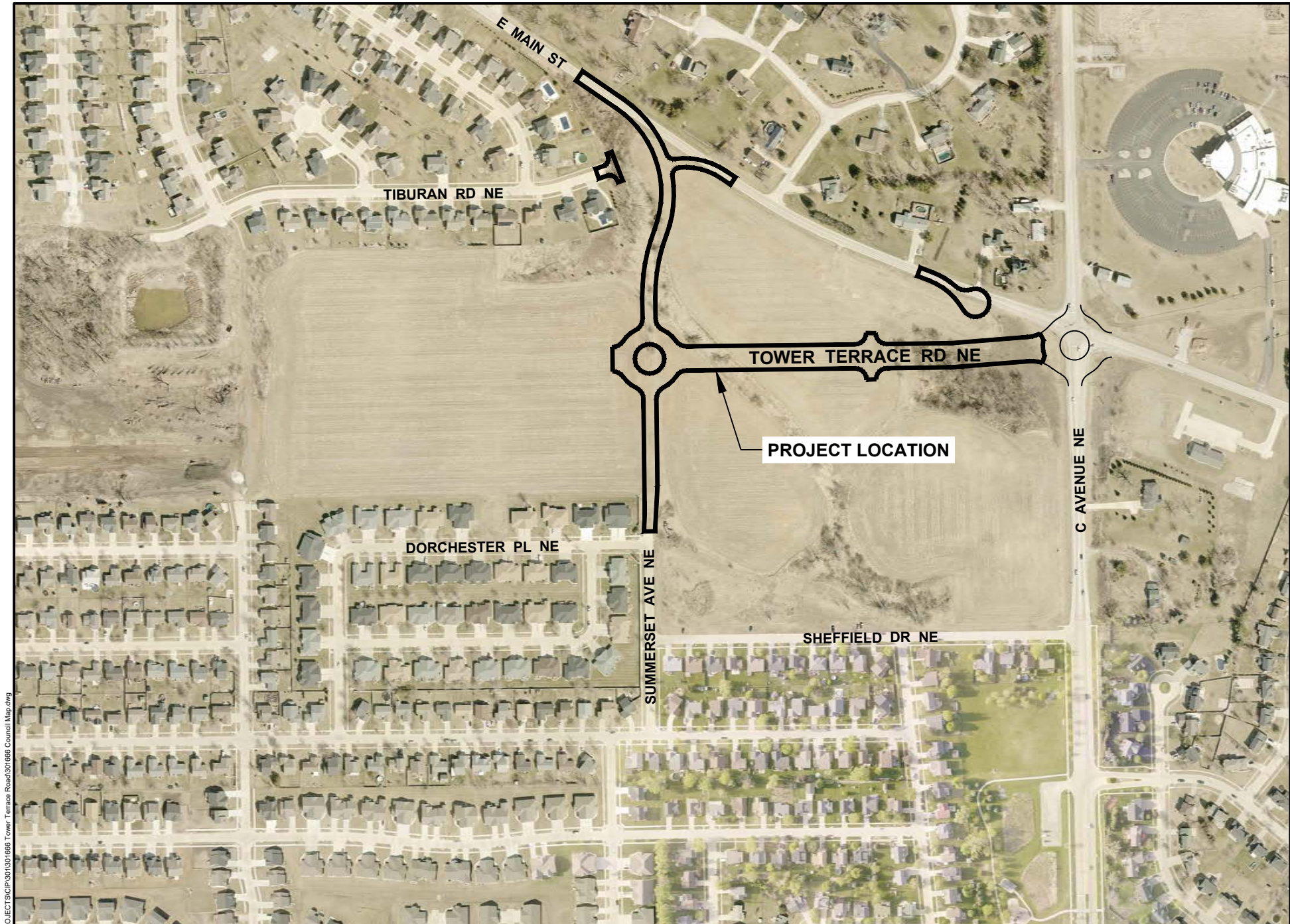
LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature





Cadd File Name: W:\PROJECTS\CDP\301301666 Tower Terrace Road\301666 Council Map.dwg



**TOWER TERRACE ROAD NE FROM  
C AVENUE TO SUMMERSET AVENUE PROJECT**





## Council Agenda Item Cover Sheet

**Submitting Department:** Purchasing

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Bill Micheel

**Description of Agenda Item:** Purchases, contracts and agreements

Amendment No. 1 to the contract with Kimley-Horn and Associates, Inc. for Strategic Parking Plan for the Economic and Development Services Department to reflect additional cost for additional services for an amount not to exceed \$67,477 (original contract amount was \$165,000; total contract amount with this amendment is \$232,477)

CIP/DID #PUR0924-089

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** City Economic and Development Services Department entered into a contract with Kimley-Horn and Associates, Inc for a Strategic Parking Plan approved through Resolution No. 1740-12-24.

Additional services are being requested by the vendor for a total not to exceed of \$67,477. Services include a Circulator shuttle review for \$30,000 and an Existing Conditions Analysis for \$37,477.

**Recommended Action:** Authorize the City Manager and the City Clerk to execute the Amendment No. 1 as described herein.

**Alternative:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:** 521108-7957-795701-7957

**Local Preference Policy:** Yes

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and Kimley-Horn and Associates, Inc. are parties to a contract for Strategic Parking Plan for the Economic and Development Services Department; and

WHEREAS, both parties have agreed to amend the contract to reflect additional services in the amount of \$67,477; and

WHEREAS, a summary of the Contract is as follows:

Original Contract	Resolution No. 1740-12-24	\$165,000
Amendment No. 1	Pending	\$67,477
Total, not to exceed except by written change order		\$232,477

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. 1 as described herein.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG





## Council Agenda Item Cover Sheet

**Submitting Department:** Purchasing

**Director Contact:** Amanda Grieder – a.grieder@cedar-rapids.org – (319) 286-5714

**Presenter at Meeting:** Jeff Koffron

**Description of Agenda Item:** Purchases, contracts and agreements

Amendment No. 44 to the contract with Willett Hofmann & Associates Inc. for Architectural Design Services for ADA Compliance of various City facilities to reflect the cost of additional design services for an amount not to exceed \$226.80 (original contract amount was \$156,580; total contract amount with this amendment is \$435,993.05).

CIP/DID #PUR1216-135

**Council Priority:** Not applicable

**EnvisionCR Goal:** Routine business - EnvisionCR does not apply

**Background:** The City has a current contract with Willett Hofmann & Associates Inc., to provide design services for various City facilities to correct ADA violations identified in the transition plan developed by the City's Independent Licensed Architect, WT Group. The initial contract for the period of December 21, 2016 through December 31, 2017 was for an amount not to exceed \$156,580 including the following facilities: City Hall, City Services Center, Police Department and Shooting Range, WPC Administration Building, and US Cellular Center. Design services for ADA compliance were later added to the contract for Ushers Ferry Historic Village, and other facilities for the Parks & Recreation Department.

Amendment No. 44 adds services for the east doors at City Hall in the amount of \$226.80.

Summary of Contract to Date:

	Price	Description
Original Contract	\$156,580.00	Resolution No. 1644-12-16
Amendment No. 1	\$43,000.00	Resolution No. 0104-01-17 to add Ushers Ferry
Amendment No. 2	\$56,700.00	Resolution No. 0187-02-17 to add Parks & Rec Dept.
Amendment No. 3	\$6,000.00	Resolution No. 0533-04-17 to add services for Ushers Ferry
Amendment No. 4	\$3,500.00	Add general ADA code information to construction docs
Amendment No. 5	\$0.00	Extend contract through 06/01/2018
Amendment No. 6	\$0.00	Extend contract through 08/31/2018
Amendment No. 7	\$8,200.00	Scope changes for CSC, PD, and USCC
Amendment No. 8	\$0.00	Extend contract through 09/30/2018
Amendment No. 9	\$0.00	Extend contract through 04/30/2019
Amendment No. 10	\$6,705.00	Scope changes for Parks/USCC; extend through 12/31/2019
Amendment No. 11	\$12,432.50	Scope changes for Parks Buildings and USCC
Amendment No. 12	\$3,945.00	Scope changes for Parks Buildings and USCC
Amendment No. 13	\$3,100.00	Scope changes for Parks Buildings
Amendment No. 14	\$7,897.50	Scope changes for USCC/Parks and extend through 12/31/20

	Price	Description
Amendment No. 15	\$5,960.00	Scope changes for Parks
Amendment No. 16	\$11,770.00	Scope changes for Twin Pines Golf and NW Parks
Amendment No. 17	\$2,430.00	Scope changes for Twin Pines Golf and NW Parks
Amendment No. 18	\$180.00	Scope changes for NW Parks
Amendment No. 19	\$4,140.00	Scope changes for Parks and CSC
Amendment No. 20	\$5,152.50	Scope changes for Parks and extend through 08/15/2021
Amendment No. 21	\$1,162.50	Scope changes for Parks Buildings
Amendment No. 22	\$7,455.00	Scope changes for SE/SW Quadrant Parks
Amendment No. 23	\$7,695.80	Scope changes for NW/SE/SW Quadrant Parks
Amendment No. 24	\$8,204.00	Scope changes for NW/SE/SW Quadrant Parks
Amendment No. 25	\$13,487.60	Scope changes for SE/SW Quadrant Parks
Amendment No. 26	\$0.00	Extend contract through 12/31/2022
Amendment No. 27	\$3,332.00	Scope changes for SE/SW Quadrant Parks
Amendment No. 28	\$5,982.20	Scope changes for SE/SW Quadrant Parks
Amendment No. 29	\$6,512.80	Scope changes for SE/SW Parks and correction of NW Parks
Amendment No. 30	\$2,448.20	Scope changes for SE/SW Quadrant Parks
Amendment No. 31	\$991.20	Scope changes for SE Quadrant Parks
Amendment No. 32	\$1,486.80	Scope changes for SE Quadrant Parks
Amendment No. 33	\$2,973.60	Scope changes for SE Quadrant Parks
Amendment No. 34	\$3,905.35	Extend through 12/31/2023 and scope changes for SW Parks
Amendment No. 35	\$5,948.40	Scope changes for SW Quadrant Parks
Amendment No. 36	\$2,500.00	Scope changes for east exterior stairs at City Hall
Amendment No. 37	\$4,363.10	Scope changes for SW Parks and east exterior stairs at City Hall
Amendment No. 38	\$2,256.45	Extend through 12/31/2024 and scope changes for SW Parks
Amendment No. 39	\$369.20	Scope changes for SW Quadrant Parks
Amendment No. 40	\$12,756.80	Scope changes for SW Quadrant Parks; east stairs at City Hall
Amendment No. 41	\$3,760.00	Scope changes for east stairs at City Hall
Amendment No. 42	\$482.75	Scope changes for SW Quadrant Parks
Amendment No. 43	\$0.00	Extend contract through 12/31/2025
Amendment No. 44	\$226.80	Scope changes for east doors at City Hall
Total	\$435,993.05	Not to exceed, except by written amendment

**Recommended Action:** Authorize the City Manager and the City Clerk to execute Amendment No. 44 as described herein.

**Alternative:**

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:** 3604030

**Local Preference Policy:** Not applicable  
**Explanation:**

**Recommended by Council Committee:** Not applicable  
**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and Willett Hofmann & Associates Inc. are parties to a contract for Architectural Design Services for ADA Compliance of various City facilities; and

WHEREAS, both parties have agreed to amend the contract to reflect the cost for additional design services for the east doors at City Hall for a total additional amount not to exceed \$226.80; and

WHEREAS a summary of the Contract is as follows:

	Price	Description
Original Contract	\$156,580.00	Resolution No.1644-12-16
Amendment No. 1	\$43,000.00	Resolution No. 0104-01-17 to add Ushers Ferry
Amendment No. 2	\$56,700.00	Resolution No. 0187-02-17 to add Parks & Rec Dept.
Amendment No. 3	\$6,000.00	Resolution No. 0533-04-17 to add services for Ushers Ferry
Amendment No. 4	\$3,500.00	Add general ADA code information to construction docs
Amendment No. 5	\$0.00	Extend contract through 06/01/2018
Amendment No. 6	\$0.00	Extend contract through 08/31/2018
Amendment No. 7	\$8,200.00	Scope changes for CSC, PD, and USCC
Amendment No. 8	\$0.00	Extend contract through 09/30/2018
Amendment No. 9	\$0.00	Extend contract through 04/30/2019
Amendment No. 10	\$6,705.00	Scope changes for Parks/USCC; extend through 12/31/2019
Amendment No. 11	\$12,432.50	Scope changes for Parks Buildings and USCC
Amendment No. 12	\$3,945.00	Scope changes for Parks Buildings and USCC
Amendment No. 13	\$3,100.00	Scope changes for Parks Buildings
Amendment No. 14	\$7,897.50	Scope changes for USCC/Parks and extend through 12/31/20
Amendment No. 15	\$5,960.00	Scope changes for Parks
Amendment No. 16	\$11,770.00	Scope changes for Twin Pines Golf and NW Parks
Amendment No. 17	\$2,430.00	Scope changes for Twin Pines Golf and NW Parks
Amendment No. 18	\$180.00	Scope changes for NW Parks
Amendment No. 19	\$4,140.00	Scope changes for Parks and CSC
Amendment No. 20	\$5,152.50	Scope changes for Parks and extend through 08/15/2021
Amendment No. 21	\$1,162.50	Scope changes for Parks Buildings
Amendment No. 22	\$7,455.00	Scope changes for SE/SW Quadrant Parks
Amendment No. 23	\$7,695.80	Scope changes for NW/SE/SW Quadrant Parks
Amendment No. 24	\$8,204.00	Scope changes for NW/SE/SW Quadrant Parks
Amendment No. 25	\$13,487.60	Scope changes for NW/SE/SW Quadrant Parks
Amendment No. 26	\$0.00	Extend contract through 12/31/2022
Amendment No. 27	\$3,332.00	Scope changes for SE/SW Quadrant Parks
Amendment No. 28	\$5,982.20	Scope changes for SE/SW Quadrant Parks
Amendment No. 29	\$6,512.80	Scope changes for SE/SW Parks and correction of NW Parks
Amendment No. 30	\$2,448.20	Scope changes for SE/SW Quadrant Parks
Amendment No. 31	\$991.20	Scope changes for SE Quadrant Parks
Amendment No. 32	\$1,486.80	Scope changes for SE Quadrant Parks
Amendment No. 33	\$2,973.60	Scope changes for SE Quadrant Parks
Amendment No. 34	\$3,905.35	Extend through 12/31/2023 and scope changes for SW Parks

	Price	Description
Amendment No. 35	\$5,948.40	Scope changes for SW Quadrant Parks
Amendment No. 36	\$2,500.00	Scope changes for east exterior stairs at City Hall
Amendment No. 37	\$4,363.10	Scope changes for SW Quadrant Parks and City Hall
Amendment No. 38	\$2,256.45	Extend through 12/31/2024 and scope changes for SW Parks
Amendment No. 39	\$369.20	Scope changes for SW Quadrant Parks
Amendment No. 40	\$12,756.80	Scope changes for SW Quadrant Parks; east stairs at City Hall
Amendment No. 41	\$3,760.00	Scope changes for east stairs at City Hall
Amendment No. 42	\$482.75	Scope changes for SW Quadrant Parks
Amendment No. 43	\$0.00	Extend contract through 12/31/2025
Amendment No. 44	\$226.80	Scope changes for east doors at City Hall
Total	\$435,993.05	Not to exceed, except by written amendment

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. 44 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:** Purchasing

**Director Contact:** Amanda Grieder – a.grieder@cedar-rapids.org – (319) 286-5714

**Presenter at Meeting:** Jeff Koffron

**Description of Agenda Item:** Purchases, contracts and agreements

Amendment No. 6 to the contract with Willett Hofmann & Associates Inc. for Design Services for ADA Compliance Group 3 for Facilities Maintenance Services to reflect the cost of additional design services for an amount not to exceed \$2,190.20 (original contract amount was \$198,000; total contract amount with this amendment is \$439,670.35).

CIP/DID #PUR0323-235, 18401

**Council Priority:** Not applicable

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

**Background:** The City has a current contract with Willett Hofmann & Associates Inc., to provide design services for a third group of City facilities to bring them into ADA compliance.

Amendment No. 6 adds design services in the amount of \$2,190.20 to develop bid documents for the Gardner Golf Clubhouse:

Facility	Project #	Amount
Gardner Golf Clubhouse (Invoice #38081)	695132	\$2,190.20
Total amount for Amendment No. 6:		\$2,190.20

Summary of Contract to Date:

	Price	Description
Original Contract	\$198,000.00	Resolution No. 0542-04-23
Amendment No. 1	\$8,691.05	Scope changes Tuma/Skyhawks; add Fire #7/McGrath Amph
Amendment No. 2	\$1,485.05	Scope changes for McGrath Amphitheater
Amendment No. 3	\$218,100.00	Scope changes for WPC, Water, Tuma, and Skyhawk Field
Amendment No. 4	\$3,174.10	Scope changes for Gardner Golf, extend through 12/31/2025
Amendment No. 5	\$8,029.95	Scope changes for Gardner Golf
Amendment No. 6	\$2,190.20	Scope changes for Gardner Golf
Total	\$439,670.35	Not to exceed, except by written amendment

**Recommended Action:** Authorize the City Manager and the City Clerk to execute Amendment No. 6 as described herein.

**Alternative:**

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:** Gardner Golf Course – 695132

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and Willett Hofmann & Associates Inc. are parties to a contract for Design Services for ADA Compliance Group 3 Facilities; and

WHEREAS, both parties have agreed to amend the contract to reflect the cost for additional design services for Gardner Golf Course (Project #695132) for an amount not to exceed \$2,190.20:

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

	Price	Description
Original Contract	\$198,000.00	Resolution No. 0542-04-23
Amendment No. 1	\$8,691.05	Scope changes Tuma/Skyhawks; add Fire #7/McGrath Amph
Amendment No. 2	\$1,485.05	Scope changes for McGrath Amphitheater
Amendment No. 3	\$218,100.00	Scope changes for WPC, Water, Tuma, and Skyhawk Field
Amendment No. 4	\$3,174.10	Scope changes for Gardner Golf, extend through 12/31/2025
Amendment No. 5	\$8,029.95	Scope changes for Gardner Golf
Amendment No. 6	\$2,190.20	Scope changes for Gardner Golf
Total	\$439,670.35	Not to exceed, except by written amendment

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. 6 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:** Purchasing

**Director Contact:** Amanda Grieder – a.grieder@cedar-rapids.org – (319) 286-5714

**Presenter at Meeting:** Todd Fagan

**Description of Agenda Item:** Purchases, contracts and agreements

Contract with Thorp Land Clearing, LLC for Debris Grinding at Beverly Gardens Park project for the Forestry Division for an amount not to exceed \$130,000.

CIP/DID #PUR0225-224

**Council Priority:** Not applicable

**EnvisionCR Goal:** Routine business - EnvisionCR does not apply

**Background:** Purchasing Services solicited bids on behalf of the Forestry Division for Debris Grinding at Beverly Gardens Park. Seven Contractors responded. The Forestry Division recommends awarding Thorp Land Clearing, LLC as the lowest and most responsive bidder. The bids received were as follows:

Contractor	Location	Firm Fixed Price per Cubic Yard
Thorp Land Clearing, LLC	Jefferson, IA	\$12.95
S2 Construction, LLC	Bellevue, IA	\$15.76
Timberline Clearing, LLC	Port Byron, IA	\$25.61
Bill Miller Logging, Inc.	Dubuque, IA	\$39.56
J Pettiecord, Inc.	Bondurant, IA	\$50.50
Boomerang Corp.	Anamosa, IA	\$91.00
Brandenburg Drainage, Inc.	Maquoketa, IA	\$304.65

**Recommended Action:** Authorize the City Manager and the City Clerk to execute the Contract as described herein.

**Alternative:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:** Various Departments

**Local Preference Policy:** Not applicable

**Explanation:**



**Recommended by Council Committee:** Not applicable  
**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids Purchasing Services Division issued a Request for Bid for Debris Grinding at Beverly Gardens Park on behalf of the Forestry Division and

WHEREAS, bids were received from seven Contractors; and

WHEREAS, the Forestry Division recommends that the contract be awarded to Thorp Land Clearing, LLC as the overall lowest responsive and responsible bidder for an amount not to exceed \$130,000.

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

**Director Contact:** Shawn Smith – s.smith@cedar-rapids.org – (319) 286-5412

**Presenter at Meeting:** Kris Sjobakken

**Description of Agenda Item:** Purchases, contracts and agreements

Amendment No. 5 to extend the Contract with Involta, LLC for Involta services for the Information Technology Department for an amount not to exceed \$77,083.44 (original contract was \$217,982.25; contract with this amendment is \$295,065.69).

CIP/DID #109420-26

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:**

The City has a contract with Involta, LLC to provide disaster recovery services for the Information Technology Department. This amendment is to extend the contract from January 1, 2025-April 30, 2025 and to add \$77,083.44 for the services provided during the extension period.

**Recommended Action:** Authorize the City Manager and the City Clerk to execute Amendment No. 5 as described herein.

**Alternative:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:**

**Local Preference Policy:** Yes

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and Involta, LLC are parties to a contract for disaster recovery services for the Information Technology Department; and

WHEREAS, both parties have agreed to extend the contract from January 1, 2025-April 30, 2025 and to add funds for these services for an amount not to exceed \$77,083.44; and

WHEREAS, the total amount of the Contract with this amendment is \$295,065.69; and

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

Document	Action	Description
Service Agreement	Signed by the CITY 07/02/2021	Initial Agreement
Amendment No. 1	Signed by the CITY 03/28/2024	Add Service Order Q-07141
Amendment No. 2	Signed by the CITY 08/02/2024	Add Service Order Q-08601
Amendment No. 3	Signed by the CITY 12/12/2024	Add Service Order Q-00018380
Amendment No. 4	Signed by the CITY 01/16/2025	Correct Amendment No. 3
Amendment No. 5	Pending	Extend contract; add funds

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. 5 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:** Information Technology

**Director Contact:** Shawn Smith – s.smith@cedar-rapids.org – (319) 286-5412

**Presenter at Meeting:** Shawn Smith

**Description of Agenda Item:** Purchases, contracts and agreements

Resolution authorizing the purchase of PeopleSoft Human Capital Management Software Maintenance and Support from Mythics for an amount not to exceed \$103,699.92.

CIP/DID #IT2025-004

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** PeopleSoft Human Capital Management Software is used for the city's payroll system. The Human Resource, Finance, and Information Technology Departments have identified a need to maintain PeopleSoft Human Capital Management Software to person needed business functions. One year of maintenance and support is purchased from Mythics from the Mythics License and Services Agreement – MLSA Version 0319 and Maricopa County Contract # 180233-002.

**Recommended Action:** City staff recommends approval of the resolution.

**Alternative:** No software maintenance and support.

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:** 522101-101-103120

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids uses the PeopleSoft Human Resource Management Software for the payroll system; and

WHEREAS, the Information Technology Department, Human Resources Department, and Finance Department have identified the need for updated software maintenance and support to perform business functions, and

WHEREAS, Mythics has submitted a quote from Maricopa County Contract # 180233-002 for Software Maintenance and Support in the amount of \$103,699.92, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, the Information Technology Department is authorized to purchase annual software maintenance and support for PeopleSoft Human Capital Management from Mythics in the amount of \$103,699.92.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Purchasing

**Director Contact:** Shawn Smith – s.smith@cedar-rapids.org – (319) 286-5412

**Presenter at Meeting:** Kris Sjobakken

**Description of Agenda Item:** Purchases, contracts and agreements

Amendment No. 13 to the contract with USIC Locating Services, Inc. for Fiber Locating and Marking Services for the Information Technology Department to extend the contract through May 31, 2025 and to add \$30,000 for additional services (original contract amount was \$170,000; total contract amount with this amendment is \$420,000).

CIP/DID #PUR1117-079

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:**

This project is to provide locating and marking services for portions of the Joint Communications Network (JCN). The JCN is comprised of the City of Cedar Rapids, Cedar Rapids School District and Linn County.

USIC Locating Services, Inc was awarded the contract through Resolution 1698-12-17. This amendment increases the current contract amount by \$30,000 for a total contract amount of \$420,000 for the renewal period and extends the term of the contract through May 31, 2025.

**Action/Recommendation:** Authorize the City Manager and the City Clerk to execute Amendment No. 13 as described herein.

**Alternative Recommendation:**

**Time Sensitivity:** medium

**Resolution Date:** April 8, 2025

**Budget Information:** 101-109000-251108

**Local Preference Policy:** Yes

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

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and USIC Locating Services, Inc. are parties to a contract for the as-needed fiber locating and marking services for the Information Technology Department; and

WHEREAS, the term of the contract is being extended through May 31, 2025; and

WHEREAS, both parties have agreed to amend the contract to increase the contract amount due to additional services being provided in the amount of \$30,000; and

WHEREAS, the not to exceed amount for this contract renewal period (01/01/2023-05/31/2025) shall increase from \$390,000 to \$420,000; and

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

Original Contract	Resolution No. 1698-12-17	01/01/2018 - 12/31/2018
Amendment No. 1 to renew contract	Resolution No. 1578-12-18	01/01/2019 – 12/31/2019
Amendment No. 2 to renew contract	Resolution No. 1630-12-19	01/01/2020 – 12/31/2020
Amendment No. 3 to renew contract	Resolution No. 0052-01-21	01/01/2021 – 12/31/2021
Amendment No. 4 to renew contract	Resolution No. 0035-01-22	01/01/2022 – 12/31/2022
Amendment No. 5 to renew contract	Resolution No. 0044-01-23	01/01/2023 – 12/31/2023
Amendment No. 6 to extend contract	Signed by City 01/11/2024	Effective 01/01/2024
Amendment No. 7 to extend contract	Signed by City 02/05/2024	Effective 02/01/2024
Amendment No. 8 increase in volume of services	Resolution No. 0315-03-24	Effective 03/12/2024
Amendment No. 9 to extend contract and increase in volume of services	Resolution No. 0393-03-24	Effective 04/01/2024
Amendment No. 10 to extend contract and increase in volume of services	Resolution No. 0592-05-24	Effective 06/01/2024
Amendment No. 11 to extend contract	Signed by City 12/27/2024	Effective 01/01/2025
Amendment No. 12 to extend contract and increase in volume of services	Resolution No. 0241-02-25	Effective 03/01/2025
Amendment No. 13 to extend contract and increase in volume of services	Pending	Effective 04/01/2025

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. 13 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:** Purchasing

**Director Contact:** Amanda Grieder – a.grieder@cedar-rapids.org – (319) 286-5714

**Presenter at Meeting:** Carole Teator

**Description of Agenda Item:** Purchases, contracts and agreements

Contract with Absolute Group for Spring 2025 ROW Tree Planting-US Forestry Grant Downtown for the Parks and Recreation Department for an amount not to exceed \$243,020.

CIP/DID #PUR0225-221

**Council Priority:** Not applicable

**EnvisionCR Goal:** GreenCR Goal 2: Have the best parks, recreation and trails system in the region.

**Background:** Purchasing Services solicited bids on behalf of the Parks and Recreation Department for the purchase and installation of trees for the Spring 2025 season for the Right of Way – US Forestry Grant Downtown. Bids were received from 6 vendors. Absolute Group was the lowest responsive and responsible bidder with their total bid of \$243,020.

Bids were received from:

Absolute Group	Granger, IA	\$243,020.00
Landforms Design Inc	Cedar Rapids, IA	\$246,298.00
Iowa Landscape	Marion, IA	\$261,000.00
Meyer Landscape & Design, Inc.	Moline, IL	\$331,760.00
Hoffman & McNamara	Hastings, MN	\$349,882.00
MB Lawn Care (Not awarded due to past experience)	Urbandale, IA	\$208,800.00

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

**Alternative Recommendation:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:**

531112-309-309000-30986-309200 (USFS IRA Grant) - \$243,020

**Local Preference Policy:** No

**Explanation:**

**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 Spring 2025 ROW Tree Planting-US Forestry Grant Downtown on behalf of the Parks and Recreation Department; and

WHEREAS, six bids were received; and

WHEREAS, the Parks and Recreation Department recommends that the contract be awarded to Absolute Group, in the amount of \$243,020; and

WHEREAS, a contract has been prepared for Absolute Group for the contract period April 9, 2025 through May 31, 2027. Contractor shall plant trees between April 9, 2025 and May 31, 2025.

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

**Director Contact:** Amanda Grieder – a.grieder@cedar-rapids.org – (319) 286-5714

**Presenter at Meeting:** Carole Teator

**Description of Agenda Item:** Purchases, contracts and agreements

Contract with Absolute Group for ReLeaf Spring 2025 ROW Tree Planting for the Parks and Recreation Department for an amount not to exceed \$228,930.

CIP/DID #PUR0225-220

**Council Priority:** Not applicable

**EnvisionCR Goal:** GreenCR Goal 2: Have the best parks, recreation and trails system in the region.

**Background:** Purchasing Services solicited bids on behalf of the Parks and Recreation Department for the purchase and installation of trees for the ReLeaf Spring 2025 season for the Right of Way. Bids were received from 7 vendors. Absolute Group was the lowest responsive and responsible bidder with their total bid of \$228,930.

Bids were received from:

Absolute Group	Granger, IA	\$228,930.00
Landforms Design Inc	Cedar Rapids, IA	\$237,408.00
Meyer Landscape & Design, Inc.	Moline, IL	\$249,856.55
Iowa Landscape	Marion, IA	\$261,215.00
Hoffman & McNamara	Hastings, MN	\$298,658.00
Midwest Lawn & Landscape	Hiawatha, IA	\$842,345.00
MB Lawn Care (Not awarded due to past experience)	Urbandale, IA	\$211,320.00

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

**Alternative Recommendation:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:**

531112-309-309000-309200 (GO Bond) - \$228,930

**Local Preference Policy:** Yes

**Explanation:**

**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 ReLeaf Spring 2025 ROW Tree Planting on behalf of the Parks and Recreation Department; and

WHEREAS, seven bids were received; and

WHEREAS, the Parks and Recreation Department recommends that the contract be awarded to Absolute Group, in the amount of \$228,930; and

WHEREAS, a contract has been prepared for Absolute Group for the contract period April 9, 2025 through May 31, 2027. Contractor shall plant trees between April 9, 2025 and May 31, 2025.

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

**Director Contact:** Chief Dave Dostal – d.dostal@cedar-rapids.org – (319) 286-5374

**Presenter at Meeting:** Lt. Robert Collins

**Description of Agenda Item:** Purchases, contracts and agreements

Amendment No. 1 to the Contract with Darrahs, Inc., for Towing and Storage of Vehicles, for additional services in the amount of \$40,000 (original contract amount was \$90,000, total contract amount with this amendment is \$130,000).

CIP/DID # PUR0822-029

**Council Priority:** Not applicable

**EnvisionCR Goal:** Routine business - EnvisionCR does not apply

**Background:** The City entered into a contract with Darrahs, Inc., for towing and storage of vehicles, approved through Resolution No. 1384-09-22. This amendment is to add additional funds due to additional services.

Summary of the Contract:

	Price	Description
Original Contract	\$90,000	Resolution No. 1384-09-22
Amendment No. 1	\$ 40,000	Volume of Services increased
Total	\$130,000	Not to exceed, except by written amendment

**Recommended Action:** Authorize the City Manager and the City Clerk to execute the Amendment No. 1 as described herein.

**Alternative:** NA

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:** Department budgets

**Local Preference Policy:** Not applicable

**Explanation:**



**Recommended by Council Committee:** Not applicable  
**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and Darrahs, Inc. are parties to a contract for Towing and Storage of Vehicles for the Police Department and Fleet Services Division; and

WHEREAS, both parties have agreed to amend the contract to reflect additional services in the amount of \$40,000; and

WHEREAS, a summary of the Contract is as follows:

	Price	Description
Original Contract	\$90,000	Resolution No. 1384-09-22
Amendment No. 1	\$ 40,000	Volume of Services increased
Total	\$130,000	Not to exceed, except by written amendment

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. 1 as described herein.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG



## Council Agenda Item Cover Sheet

**Submitting Department:** Purchasing

**Director Contact:** Chief Dave Dostal – d.dostal@cedar-rapids.org – (319) 286-5374

**Presenter at Meeting:** Lt. Jeremy Paulsen

**Description of Agenda Item:** Purchases, contracts and agreements

Contract with UKG Kronos Systems, LLC for UKG TeleStaff Cloud Software and Support Agreement for the Police Department for five years for an amount not to exceed \$137,299.93.

CIP/DID #PUR0225-228

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** The Police Department has used UKG Kronos software for time keeping/scheduling since 2010. A new Support Agreement with UKG Kronos Systems, LLC has been prepared to transition the City's existing software licenses to TeleStaff Cloud software as a service offering in the Google Cloud Platform.

The Support Agreement shall begin when transition is launched to the new Cloud software and continue for five years for software licensing and support. The total amount shall not exceed \$137,299.93 for the five-year contract period.

Terms and pricing for this Support Agreement are based on cooperative Omnia Agreement No. 18220.

**Recommended Action:** Authorize the City Manager and the City Clerk to execute the contract described herein.

**Alternative:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:** 522101-101-132101

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids Police Department has used UKG Kronos software for time keeping/scheduling since 2010; and

WHEREAS, the Police Department desires to enter into a Contract with UKG Kronos Systems, LLC, for a support agreement to transition the City's existing software licenses to TeleStaff Cloud software; and

WHEREAS, the term of this Contract shall begin when transition is launched to the new Cloud software and shall continue for five years for software licensing and support; and

WHEREAS, the terms and pricing are based on Omnia Agreement No. 18220; and

WHEREAS, the total amount of this five-year Contract shall not exceed \$137,299.93.

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

**Director Contact:** Brenna Fall- b.fall@cedar-rapids.org-319-286-5732

**Presenter at Meeting:** Brian McLeod

**Description of Agenda Item:** Purchases, contracts and agreements

Amendment No. 2 to renew contract with C.J. Moyna & Sons, LLC for Streets Materials Quarry for the Streets Division for an annual amount not to exceed \$100,000 (original contract amount was \$100,000; renewal contract amount is \$100,000).

CIP/DID #PUR0223-212

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** Purchasing Services solicited bids on behalf of the Streets Division for Streets Materials Quarry. This contract is generally used by the Streets Division, but other departments may utilize it as well. The original contract amount was for \$100,000 and the renewal is for \$100,000. The term of the renewal is 05/01/2025-04/30/2026.

**Recommended Action:** Authorize the City Manager and the City Clerk to execute Amendment No. 2 as described herein.

**Alternative:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:** Various Department Budgets

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and C.J. Moyna & Sons, LLC are parties to a contract for the purchase of Streets Materials Quarry for the Streets Division; and

WHEREAS, the annual not to exceed amount for this contract renewal period (05/01/2025 to 04/30/2026) is \$100,000; and

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

Original Contract	Resolution No. 0776-05-23	05/01/2023-04/30/2024
Amendment No. 1 Contract renewal	Resolution No. 0519-04-24	05/01/2024-04/30/2025
Amendment No. 2 Contract renewal	Pending	05/01/2025-04/30/2026

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. 2 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:** Purchasing

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Brian McLeod

**Description of Agenda Item:** Purchases, contracts and agreements

Amendment No. 2 to renew contract with Croell, Inc. for Streets Materials Concrete project for the Streets Division for an annual amount not to exceed \$1,500,000 (original contract amount was \$1,000,000; renewal contract amount is \$1,500,000).

CIP/DID #PUR0223-213

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** Purchasing Services solicited bids on behalf of the Streets Division for Streets Materials Concrete. The original contract amount was for \$1,000,000 and the renewal is for \$1,500,000. This contract is generally used by the Streets Division, but other departments may utilize it as well. The term of the renewal is 05/01/2025-04/30/2026.

**Recommended Action:** Authorize the City Manager and the City Clerk to execute Amendment No. 2 as described herein.

**Alternative:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:** Various Department Budgets

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and Croell, Inc. are parties to a contract for the purchase of Street Materials Concrete for the Streets Division; and

WHEREAS, the annual not to exceed amount for this contract renewal period (05/01/2025 to 04/01/2026) is \$1,500,000; and

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

Original Contract	Resolution No. 0778-05-23	05/01/2023-04/30/2024
Amendment No. 1 Contract renewal	Resolution No. 0521-04-24	05/01/2024-04/30/2025
Amendment No. 2 Contract renewal	Pending	05/01/2025-04/30/2026

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. 2 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:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ben Worrell, PE

**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 \$24,806 for design services in connection with the Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill project (original contract amount was \$160,614; total contract amount with this amendment is \$196,574.) **(Council Priority)**

CIP/DID#301878-01

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> ConnectCR Goal 2: Build a complete network of connected streets.

**Background:** The purpose of this project is to address one of the nine areas in the Pedestrian Master Plan that is identified as a primary zone for pedestrian accessibility by adding sidewalk infill. Sidewalk infill shall be added in the right-of-way for properties for which none currently exists along the north side of Blairs Ferry Road NE from Center Point Road to Sammi Drive. The original scope of the project included sidewalk on both sides of Blairs Ferry. However, due to financial realities, this project was divided into 2 sub-projects until funding can become available for the south side of Blairs Ferry. The amendment is necessary due to adding in 2 bid packages and also to include additional utility and scope alterations.

**Recommended Action:** 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 \$24,806.

**Alternative:** 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:** April 8, 2025

**Budget Information:** 301/301000/301878, NA

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, on October 12, 2021, City council approved the execution of contract 301878-01 with Anderson-Bogert Engineers & Surveyors, Inc. to design the Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill project, and

WHEREAS, the City and Consultant desire 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 the City Manager and City Clerk are authorized to sign Amendment No. 3 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. in the amount of \$24,806 for the Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill project (301878-01). A summary of the contract amendments for this contract is as follows:

Original Contract Amount:	\$160,614
Amendment No. 1	\$3,962
Amendment No. 2	\$7,192
Amendment No. 3	\$24,806
	<hr/>
Amended Contract Amount	\$196,574

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

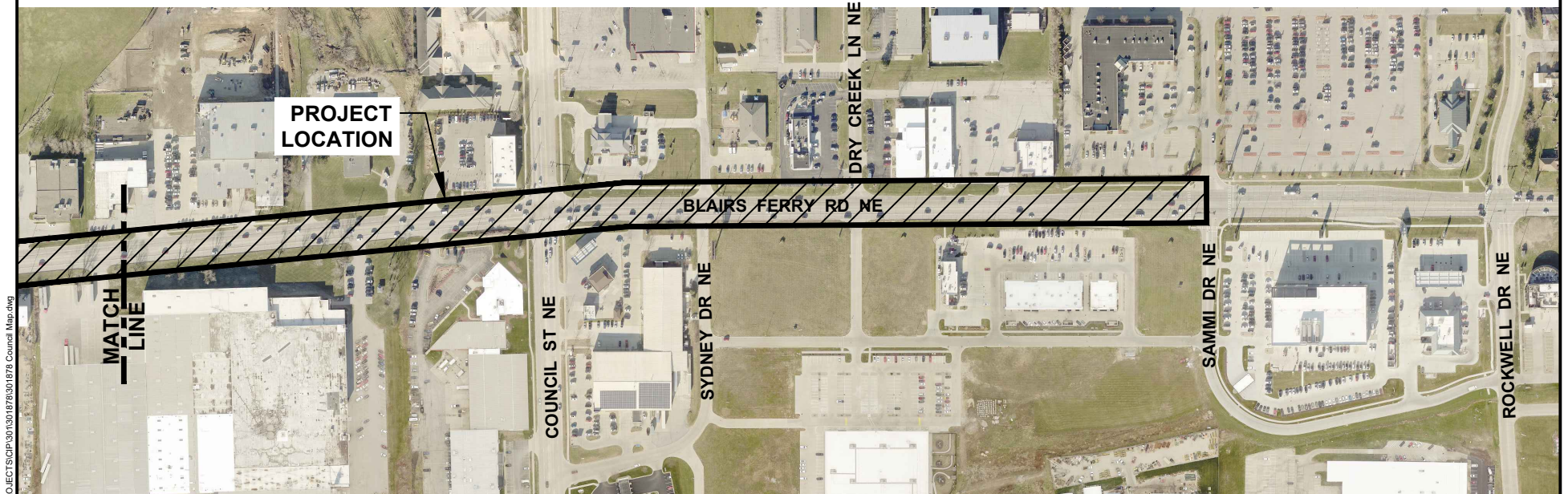
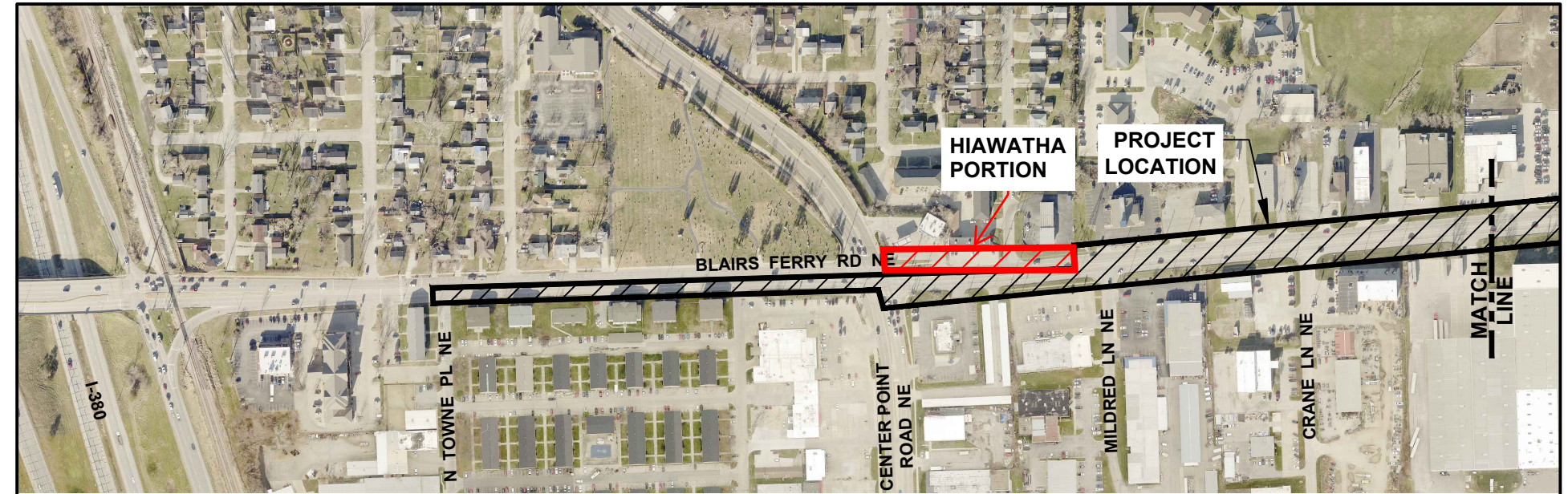
MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG









## Council Agenda Item Cover Sheet

**Submitting Department:** Water Pollution Control

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Jason Decker

**Description of Agenda Item:** Purchases, contracts and agreements

Emergency Services Contract with Wulfekuhle Injection and Pumping, Inc. for the hauling of untreated wastewater for the Water Pollution Control Facility for an amount not to exceed \$250,000.

CIP/DID #WPC0408252-01

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** During a planned shutdown/maintenance period for the sewage sludge incinerator at WPCF, the facility received high amounts of solids in the waste stream from city industries. This high volume caused the liquid storage tank to become full at a rapid speed, and WPCF cannot process that amount of waste in a short time period while the incinerator is offline. Purchasing Services has prepared an emergency contract with Wulfekuhle Injection and Pumping, Inc. to have Wulfekuhle haul the untreated wastewater so Water Pollution Control can use the storage tank while the incinerator is down for planned maintenance. The Contract period is March 28, 2025-April 26, 2025. Total contract amount shall not exceed \$250,000. Wulfekuhle Injection and Pumping, Inc. will be compensated for the actual quantities.

**Recommended Action:** The Utilities Department – Water Pollution Control Division Staff recommends approval of the Emergency Services Contract with Wulfekuhle Injection and Pumping, Inc for the hauling of untreated wastewater for the Water Pollution Control Facility and that the City Manager and City Clerk be authorized to execute said Agreement.

**Alternative:** None

**Time Sensitivity:** 4-8-25

**Resolution Date:** 4-8-25

**Budget Information:** 522105-611-611001-611043

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, during a planned shutdown/maintenance period for the sewage sludge incinerator at the Water Pollution Control Facility (WPCF), the facility received high amounts of solids in the waste stream from city industries, and

WHEREAS, this high volume caused the liquid storage tank to become full at a rapid speed, and WPCF cannot process that amount of waste in a short time period while the incinerator is offline, and

WHEREAS, Purchasing Services has prepared an Emergency Services Contract with Wulfekuhle Injection and Pumping, Inc. for the hauling of untreated wastewater for an amount not to exceed \$250,000, and

WHEREAS, the Utilities Department – Water Pollution Control staff recommends approval of the Emergency Services Contract with Wulfekuhle Injection and Pumping, Inc. for the hauling of untreated wastewater for an amount not to exceed \$250,000, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Water Pollution Control Facility be hereby authorized to enter into an Emergency Services contract with Wulfekuhle Injection and Pumping, Inc. for the hauling of untreated wastewater for an amount not to exceed \$250,000, be hereby approved and the City Manager and City Clerk authorized to execute.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Purchasing

**Director Contact:** Amanda Grieder – a.grieder@cedar-rapids.org – (319) 286-5714

**Presenter at Meeting:** Jeff Koffron

**Description of Agenda Item:** Purchases, contracts and agreements

Change Order No. 3 with B.G. Brecke, Inc. for the Noelridge Greenhouse Boiler Replacement project for the Facilities Maintenance Services Division for an amount not to exceed \$15,146.58 (original contract amount was \$387,610.37; total contract amount with this amendment is \$503,304.51).

CIP/DID #PUR0724-014; 3602113

**Council Priority:** Not applicable

**EnvisionCR Goal:** Routine business - EnvisionCR does not apply

**Background:** The City of Cedar Rapids entered into a contract with B.G. Brecke, Inc. for the Noelridge Greenhouse Boiler Replacement project in the amount of \$387,610.37. Change Order No. 3 added items in the amount of \$15,146.58.

Items for Change Order No. 3 are as follows:

No.	Location	Description	Price
COR #11	Noelridge Greenhouse	Insulate branch lines in the North Green House Bay	\$3,987.50
COR #12	Noelridge Greenhouse	Re-piping hot water maker	\$11,157.37
Correcting mathematic error on COR#1 and COR#2			\$1.71
Change Order No 3:			\$15,146.58

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

**Alternative Recommendation:**

**Time Sensitivity:** Medium

**Resolution Date:** April 8, 2025

**Budget Information:** 3602113

**Local Preference Policy:** No

**Explanation:** Public Improvement Project

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and B.G. Brecke, Inc. are parties to a contract for Noelridge Greenhouse Boiler Replacement project for the Facility Maintenance Services Division; and

WHEREAS, both parties have agreed to amend the contract to reflect additional items added to the contract in the amount of \$15,146.58; and

WHEREAS a summary of the Contract is as follows:

	Price	Description
Original Contract	\$387,610.37	Resolution No. 1415-10-24
Change Order No. 1	\$37,737.49	Scope changes
Change Order No. 2	\$62,810.07	Scope changes
Change Order No. 3	\$15,146.58	Scope changes
Total	\$503,304.51	Not to exceed, except by written authorization

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 Change Order 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:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Taylor Burgin

**Description of Agenda Item:** Purchases, contracts and agreements

Authorizing execution of Change Order No. 12 in the amount of \$9,098 with Boomerang Corp. for 8th Avenue SE and Mount Vernon Road SE from 8th Street to 14th Street Reconstruction project (original contract amount was \$7,927,719.78; total contract amount with this amendment is \$8,043,124.94).

CIP/DID #301956-02

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> ConnectCR Goal 4: Improve the function and appearance of our key corridors.

**Background:** Contract Change Order (CCO) adjusts the contract price based on the actual quantities of completed work, and additional work based on contractor quotes reviewed and accepted based on the scope of work. The unit prices remain the same as originally bid and the contract price is adjusted according to the contract documents.

**Predominant Reason for CCO:** Constructed quantities differ from the estimate

**Recommended Action:** The Public Works Department recommends approval of Change Order No. 12 submitted by Boomerang Corp.

**Alternative:** Do 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:** April 8, 2025

**Budget Information:** 301/301000/301956, NA, 304/304000/304532 NA, 655/65500/6550106 NA, 625/625000/625884 NA

**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. 12 in the amount of \$9,098 with Boomerang Corp. for the 8th Avenue SE and Mount Vernon Road SE from 8th Street to 14th Street Reconstruction project, (Contract No. 301956-02). A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$7,927,719.78
Change Order No. 1	4,334.65
Change Order No. 2	658.00
Change Order No. 3	270.00
Change Order No. 4	16,936.00
Change Order No. 5	14,178.02
Change Order No. 6	12.00
Change Order No. 7	6,132.50
Change Order No. 8	5,806.33
Change Order No. 9	17,769.33
Change Order No. 10	27,805.60
Change Order No. 11	12,404.73
Change Order No. 12	<u>9,098.00</u>

Amended Contract Amount	\$8,043,124.94
-------------------------	----------------

PASSED\_DAY\_TAG

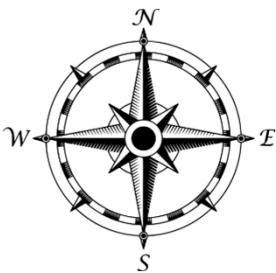
LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Taylor Burgin

**Description of Agenda Item:** Purchases, contracts and agreements

Authorizing execution of Change Order No. 11 in the amount of \$60,621.21 with General Constructors for the NCSML Floodwall & 16th Ave SW Road Gate project (original contract amount was \$5,562,876.79; total contract amount with this amendment is \$5,824,764.61).  
CIP/DID #3313520-30

<b>Council Priority:</b> Flood Control System
<b>EnvisionCR Goal:</b> ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

**Background:** Contract Change Order (CCO) adjusts the contract price based on the actual quantities of completed work, and additional work based on contractor quotes reviewed and accepted based on the scope of work. The unit prices remain the same as originally bid and the contract price is adjusted according to the contract documents.

- **WCD #7 - Item 8013:** Work includes removal and replacement of the existing caster wheels. Also includes removing and disposing of the ballast, associated traffic control for the required road closure, survey and painting the drain hole covers.

**Predominant Reason for CCO:** Owner Initiated/Good Business

**Recommended Action:** The Public Works Department recommends approval of Change Order No. 11 submitted by General Constructors.

**Alternative:** Do 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:** April 8, 2025

**Budget Information:** Iowa Flood Mitigation Funding

**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. 11 in the amount of \$60,621.21 with General Constructors for the NCSML Floodwall & 16th Ave SW Road Gate project, Contract No. 3313520-30. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$5,512,876.79
Original Incentive Value	50,000.00
Change Order No. 1	8,372.02
Change Order No. 2	13,864.08
Change Order No. 3	6,886.84
Change Order No. 4	21,309.81
Change Order No. 5	382.50
Change Order No. 6	128,966.77
Change Order No. 7	2,068.60
Change Order No. 8	4,902.20
Change Order No. 9	200.90
Change Order No. 10	14,312.89
Change Order No. 11	<u>60,621.21</u>
Amended Contract Amount	\$5,824,764.61

General ledger coding for this Change Order to be as follows: \$14,312.89 331-331100-7972-3313520

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – [b.fall@cedar-rapids.org](mailto:b.fall@cedar-rapids.org) – (319) 270-7661

**Presenter at Meeting:** Taylor Burgin

**Description of Agenda Item:** Purchases, contracts and agreements

Authorizing execution of Change Order No. 7 in the amount of \$150,147.05 with Midwest Concrete, Inc. for the 2024 Pavement Milling and Curb Repair project (original contract amount was 4,052,589.13; total contract amount with this amendment is \$4,913,357.36) **(Paving for Progress)**.

CIP/DID #301998-15

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Element/Goal:</b> ConnectCR Goal 4: Improve the function and appearance of our key corridors.

**Background:** Contract Change Order (CCO) adjusts the contract price based on the actual quantities of completed work, and additional work based on contractor quotes reviewed and accepted based on the scope of work. The unit prices remain the same as originally bid and the contract price is adjusted according to the contract documents.

- **WCD #6 - Item 22:** Plan quality overrun. Payment based upon field measurements.
- **Item 39:** Additional curb and gutter segments identified for replacement after field review.
- **Item 68:** Plan quantity overrun. Payment based upon field measurements.
- **Item 8001:** Additional water valve box replacement required on 33rd Street SE. Existing valve box was not shown on plans as it was paved over previously with HMA pavement.
- **Item 8011:** Discovered existing rock ledge in underlying soils on 6th St NE. Item includes rock excavation, removal, and disposal.
- **Item 8018:** One additional pop-up drain emitters authorized for installation and payment for residences on 5th Ave SE.

**Predominant Reason for CCO:** Owner Initiated Change

**Recommended Action:** The Public Works Department recommends approval of Change Order No. 7 submitted by Midwest Concrete, Inc..

**Alternative:** Do 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:** April 8, 2025

**Budget Information:** 301/301000/3012470 SLOST; 301/301000/3012471 SLOST;  
301/301000/3012473 SLOST  
301/301000/3012476 SLOST; 301/301000/3012477 SLOST; 301/301000/3012478 SLOST  
301/301000/3012479 SLOST; 301/301000/3012480 SLOST; 301/301000/3012481 SLOST  
301/301000/3012482 SLOST; 301/301000/3012483 SLOST; 301/301000/3012484 SLOST  
301/301000/3012486 SLOST; 301/301000/3012487 SLOST; 301/301000/3012488 SLOST  
301/301000/3012489 SLOST; 301/301000/3012490 SLOST; 301/301000/3012492 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. 7 in the amount of \$150,147.05 with Midwest Concrete, Inc. for the 2024 Pavement Milling and Curb Repair project, Contract No. 301998-15. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$4,037,589.13
Original Incentive Value	15,000.00
Change Order No. 1	109,976.16
Change Order No. 2	99,224.12
Change Order No. 3	252,634.55
Change Order No. 4	61,716.29
Change Order No. 5	155,901.42
Change Order No. 6	31,168.64
Change Order No. 7	<u>150,147.05</u>

Amended Contract Amount	\$4,913,357.36
-------------------------	----------------

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

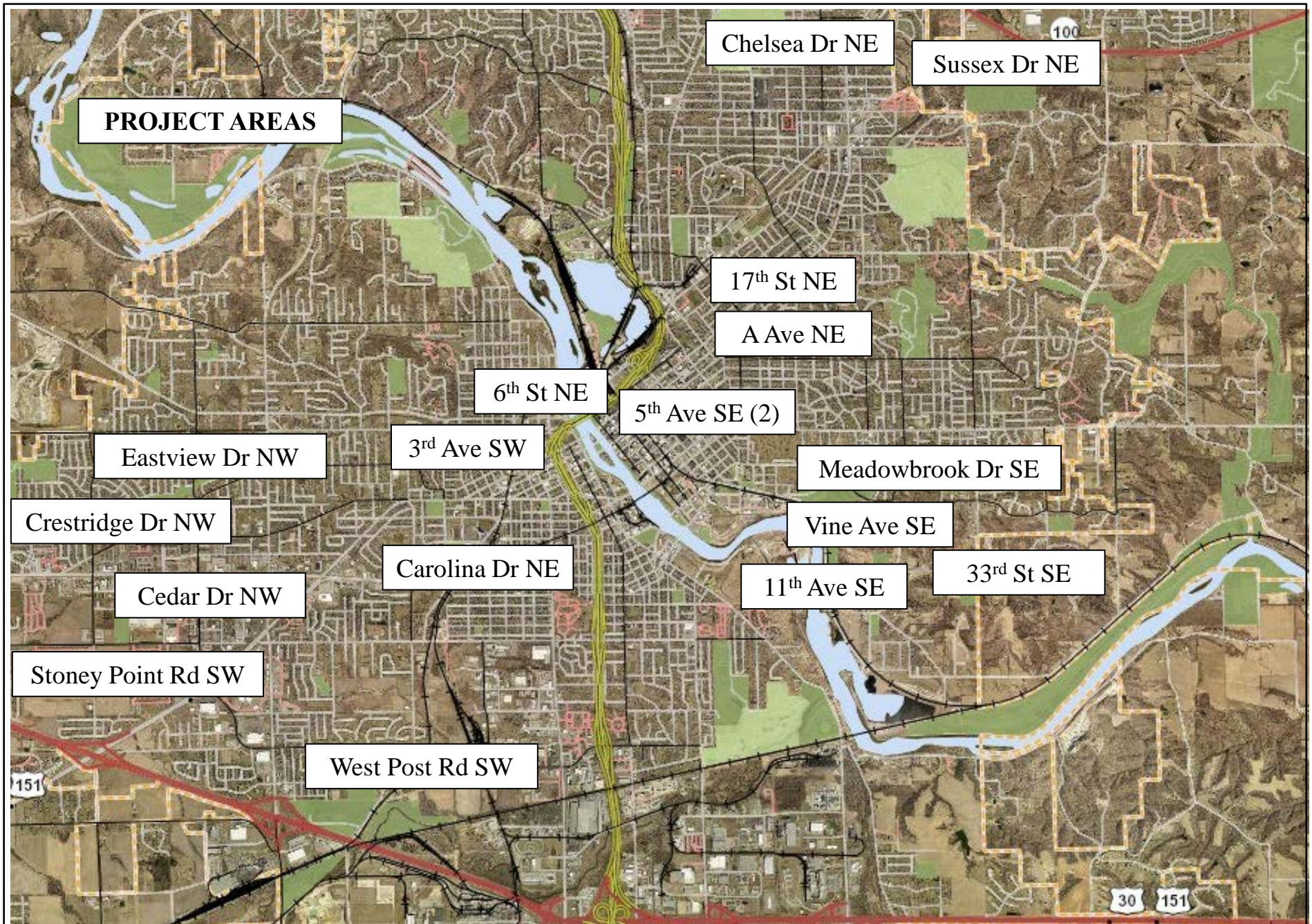
MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG









## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Taylor Burgin

**Description of Agenda Item:** Purchases, contracts and agreements

Authorizing execution of Change Order No. 3 in the amount of \$331,839.50 with Minger Construction Co., Inc for Old Bridge Road (North of) Prairie Creek to (South of) CRANDIC Railroad Sanitary Sewer Extension project (original contract amount was \$2,994,500.00; total contract amount with this amendment is \$3,508,720.75).

CIP/DID #6550034-02

**Council Priority:** Not applicable

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

**Background:** Contract Change Order (CCO) adjusts the contract price based on the actual quantities of completed work, and additional work based on contractor quotes reviewed and accepted based on the scope of work. The unit prices remain the same as originally bid and the contract price is adjusted according to the contract documents.

- **WCD #2:** All items are for the added south extension towards the Google and ITC properties. All but two additional items utilized bid pricing

**Predominant Reason for CCO:** Owner Initiated/Good Business.

**Recommended Action:** The Public Works Department recommends approval of Change Order No. 3 submitted by Minger Construction Co., Inc.

**Alternative:** Do 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:** April 8, 2025

**Budget Information:** 655/655000/6550034, NA

**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 \$331,839.50 with Minger Construction Co., Inc for the Old Bridge Road (North of) Prairie Creek to (South of) CRANDIC Railroad Sanitary Sewer Extension project, Contract No. 6550034-02. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$2,994,500.00
Change Order No. 1	71,242.50
Change Order No. 2	111,138.75
Change Order No. 3	<u>331,839.50</u>
Amended Contract Amount	\$3,508,720.75

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

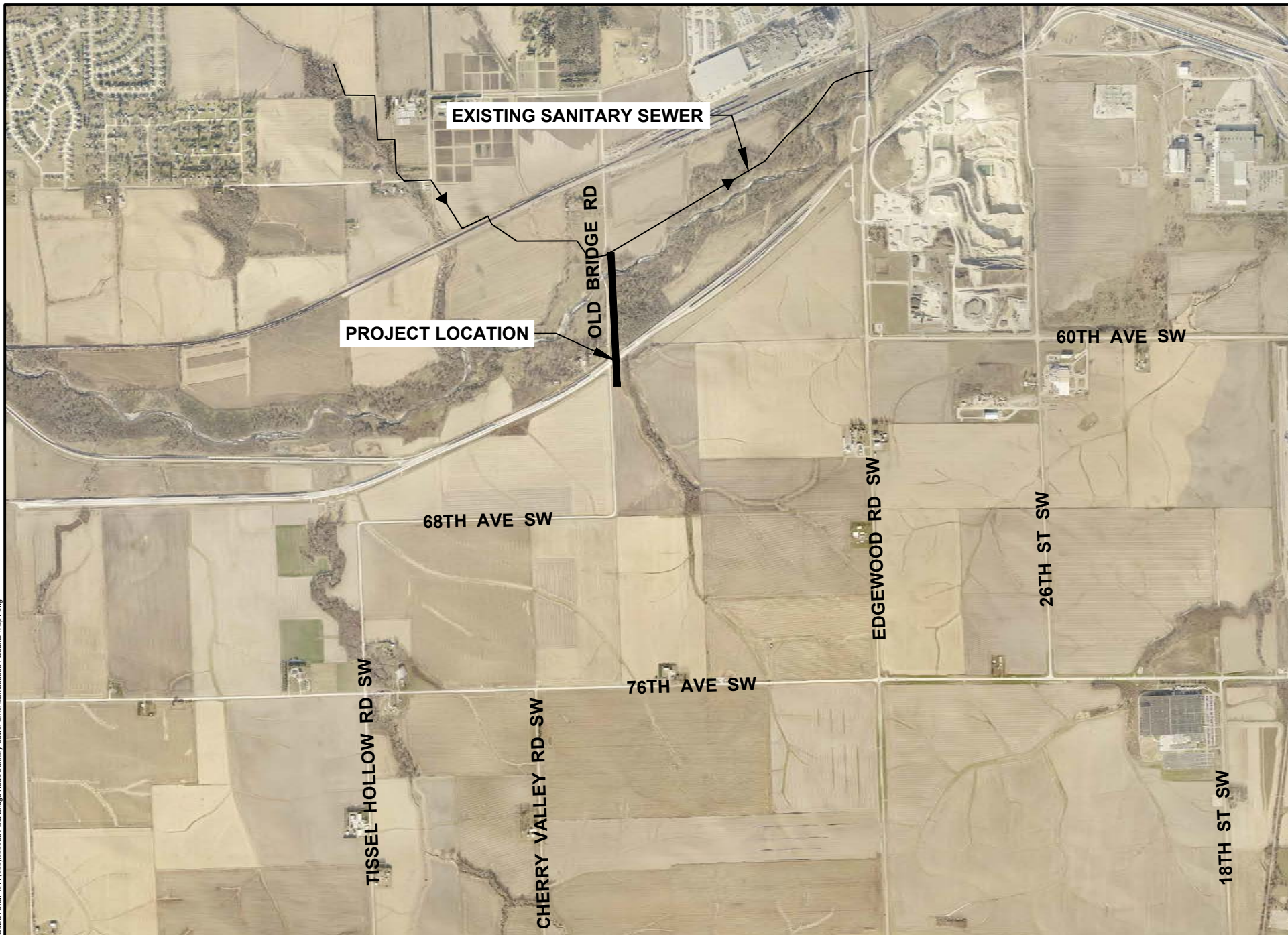
MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG

Cadd File Name: W:\PROJECTS\CPV111 (655)650034 Old Bridge Road Sanitary Sewer Extension\6550034 Council Map1.dwg



**OLD BRIDGE ROAD (NORTH OF) PRAIRIE CREEK TO (SOUTH OF)  
CRANDIC RAILROAD SANITARY SEWER EXTENSION**





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Taylor Burgin

**Description of Agenda Item:** Purchases, contracts and agreements

Authorizing execution of Change Order No. 27 in the amount of \$38,400 with Peterson Contractors, Inc. for the Cedar Lake North Shore & Levee Construction project (original contract amount was \$18,359,172.85; total contract amount with this amendment is \$23,040,617.83)

**(Council Priority).**

CIP/DID #3314510-20

<b>Council Priority:</b> FCS/Greenway
<b>EnvisionCR Element/Goal:</b> ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

**Background:** Contract Change Order (CCO) adjusts the contract price based on the actual quantities of completed work, and additional work based on contractor quotes reviewed and accepted based on the scope of work. The unit prices remain the same as originally bid and the contract price is adjusted according to the contract documents.

- **Item 11:** The additional material is due to an estimated design quantity at time of bid

**Predominant Reason for CCO:** Constructed quantities differ from the estimate.

**Recommended Action:** The Public Works Department recommends approval of Change Order No. 27 submitted by Peterson Contractors, Inc.

**Alternative:** Do 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:** April 8, 2025

**Budget Information:** 331-331100-33101-3314510; 331-331100-33107-3314510

**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. 27 in the amount of \$38,400 with Peterson Contractors, Inc. for the Cedar Lake North Shore & Levee Construction, Contract No. 3314510-20. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$18,359,172.85
Change Order No. 1	15,336.00
Change Order No. 2	16,738.24
Change Order No. 3	360.00
Change Order No. 4	337,502.98
Change Order No. 5	109,216.80
Change Order No. 6	31,687.00
Change Order No. 7	5,900.00
Change Order No. 8	262,980.00
Change Order No. 9	24,323.20
Change Order No. 10	971,115.00
Change Order No. 11	22,050.00
Change Order No. 12	31,643.73
Change Order No. 13	22,000.00
Change Order No. 14	6,284.50
Change Order No. 15	98,946.00
Change Order No. 16	19,516.25
Change Order No. 17	669,214.98
Change Order No. 18	16,224.25
Change Order No. 19	36.00
Change Order No. 20	1,246,362.80
Change Order No. 21	358,649.75
Change Order No. 22	167,923.24
Change Order No. 23	160,891.62
Change Order No. 24	0.00
Change Order No. 25	107.33
Change Order No. 26	48,035.31
Change Order No. 27	<u>38,400.00</u>
Amended Contract Amount	\$23,040,617.83

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG



# Project Map







## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Robert Davis, PE, ENVSP

**Description of Agenda Item:** Purchases, contracts and agreements

License Agreement with Cargill Inc. for property at 1925 10th Street SE in connection with the Cedar River Flood Control System project. **(Council Priority)**

CIP/DID #3317200-00

<b>Council Priority:</b> Flood Control System
<b>EnvisionCR Goal:</b> ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

**Background:** In a previous fiscal year City Council approved funding towards the Cedar River Flood Control project.

As part of the Cedar River Flood Control System (FCS), levees, walls, gates, and pump stations will be constructed to protect 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 Plan on June 23, 2015, which includes the downtown area.

USACE will be constructing the project but some of Cargill's needs for their property to accommodate the flood control system and their plant are not eligible for USACE funding.

To ensure all of Cargill's needs are met and the flood control system can be installed as planned, the City and Cargill entered a Memorandum of Understanding (MOU) on September 9<sup>th</sup>, 2023. The MOU outlined what the City and Cargill's responsibilities regarding construction and expenses for this project.

To meet Cargill's construction responsibilities, their construction team needs to be able to access the City's property at 1925 10<sup>th</sup> St SE. To facilitate that access, a License agreement was utilized to grant Cargill access and to give terms and conditions for the access.

**Recommended Action:** The Public Works Department recommends approving the resolution authorizing execution of the License Agreement between Cargill and the City of Cedar Rapids in connection with the Cedar River Flood Control Project.

**Alternative:** None, this is a condition of the previously approved Flood Control Plan and a previously approved Memorandum of Understanding with Cargill.

**Time Sensitivity:** Normal

**Resolution Date:** April 8,2025

**Budget Information:** 331/331100/3317200/FCS

**Local Preference Policy:** Not applicable

**Explanation:** Local Preference Policy does not apply to acquisitions.

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids entered into a Memorandum of Understanding with Cargill Incorporated, a Delaware corporation on September 29, 2023, to outline duties and responsibilities for the City of Cedar Rapids' upcoming Flood Control System project and Cargill Incorporated, a Delaware Corporation's upcoming cooling well replacement project, and

WHEREAS, as a part of the Memorandum of Understanding it was agreed upon that both parties could complete their own portions of the projects and/or have the United States Army Corps of Engineers complete portions of the project and the overall cost would be split 50/50, and consideration as follows:

WHEREAS, a part of Cargill's portion of the work will occur on City-owned property at 1925 10<sup>th</sup> Street SE, and

WHEREAS, City of Cedar Rapids must enter into a License Agreement with Cargill Incorporated, a Delaware Corporation to provide Cargill necessary access to City owned property, and

WHEREAS, the Public Works Director recommends authorizing the execution of the License Agreement with Cargill Incorporated, a Delaware Company,

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 a License Agreement with Cargill Incorporated, a Delaware Company in connection with the Cedar Rapids Flood Control System Project as described herein.

PASSED\_DAY\_TAG

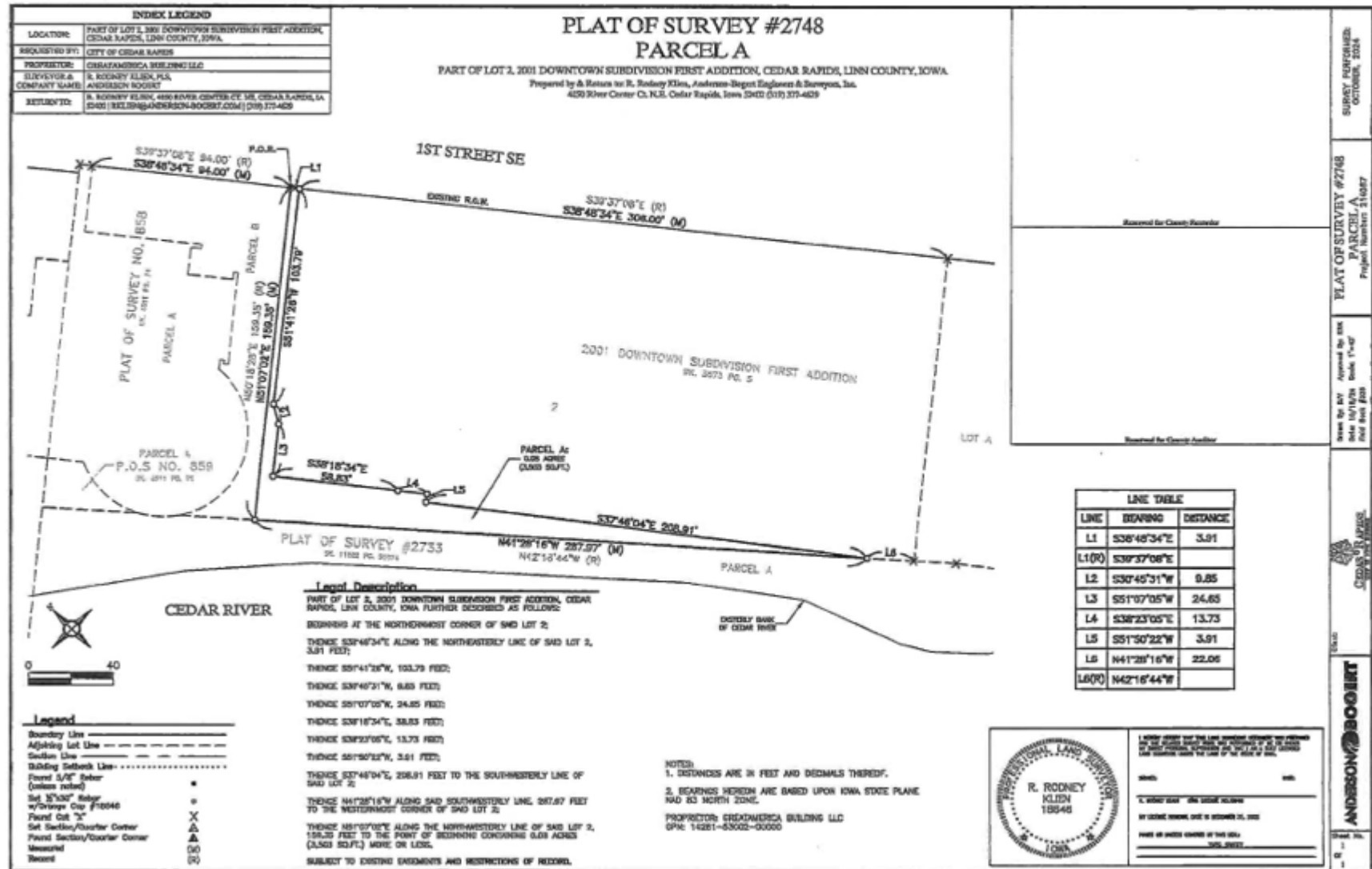
LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

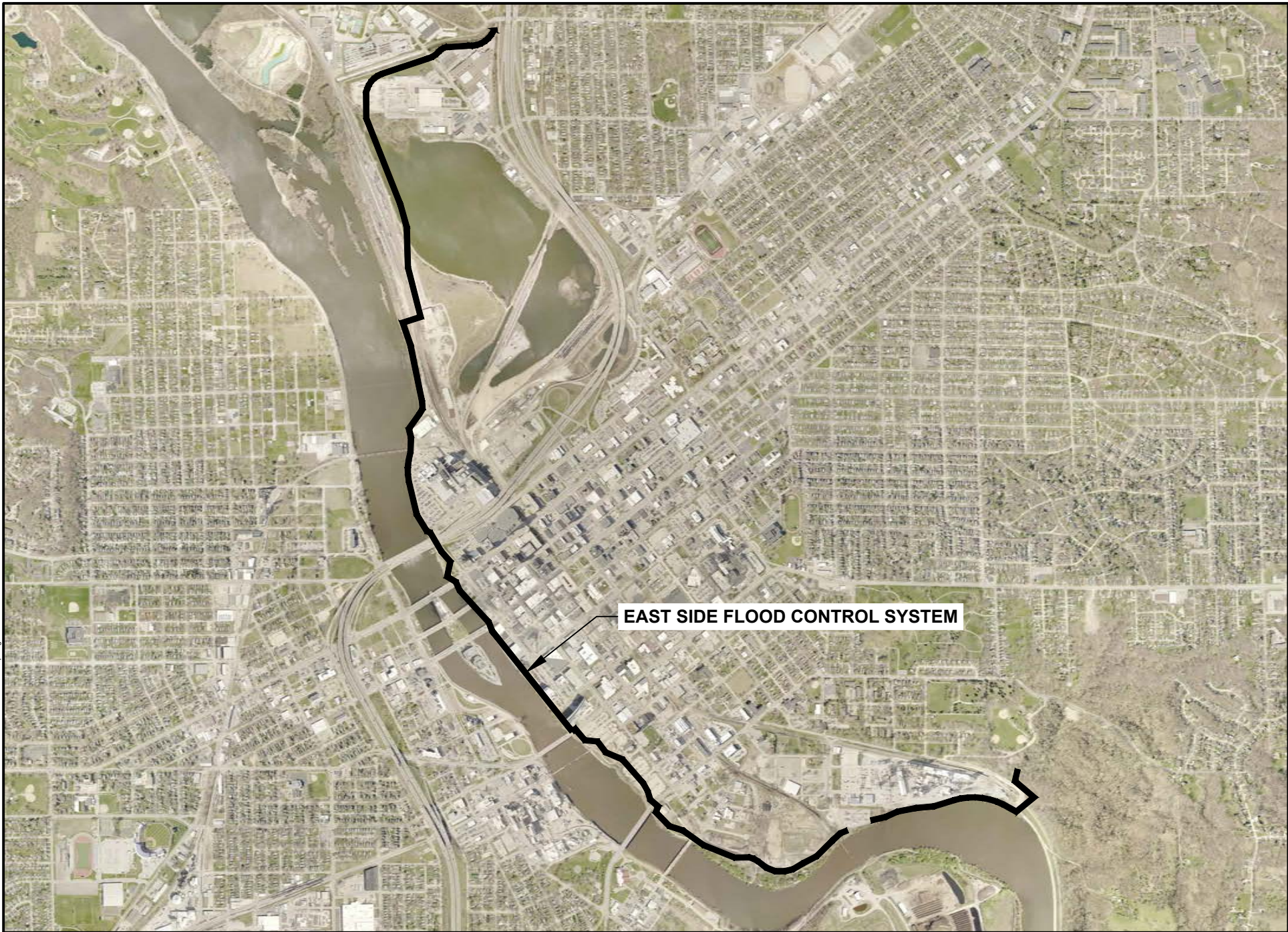
ClerkSignature

# EXHIBIT A





Cadd File Name: W:\PROJECTS\CDP\3131\SUB-PROJECTS\EastMAPS - SARAH\East Side FCS Council Map.dwg



EAST SIDE FLOOD CONTROL SYSTEM



**FLOOD RISK MANAGEMENT PROJECT  
EAST SIDE FLOOD CONTROL SYSTEM**







## Council Agenda Item Cover Sheet

**Submitting Department:** Development Services

**Contact Person:** William Micheel

**Presenter at Meeting:** William Micheel

**Description of Agenda Item:** Purchases, contracts and agreements

Encroachment Agreement for exterior building improvements and remodel of City Annex Building located at 101 1<sup>st</sup> Avenue SE as requested by City of Cedar Rapids.

CIP/DID #ENCR-000360-2023

<b>Council Priority:</b> Business-Friendly
<b>EnvisionCR Goal:</b> GrowCR Goal 1: Encourage mixed-use and infill development.

**Background:** The City of Cedar Rapids, Owner of property located at 101 1<sup>st</sup> Ave SE, submitted a request to the City of Cedar Rapids for the purpose of completing building improvements that will encroach over the City right-of-way along the north and west side of the City Annex Building located at 101 1<sup>st</sup> Avenue SE (Exhibit A).

**Recommended Action:** The Development Services Department recommends adopting the resolution authorizing execution of the Right-of-Way Encroachment Agreement with the City of Cedar Rapids, Owner.

**Alternative:** Deny request and require the right-of-way portion to remain grass, and parking area not encroach onto the City right-of-way.

**Time Sensitivity:** Normal

**Resolution Date:**

**Budget Information:** NA

**Local Preference Policy:** NA

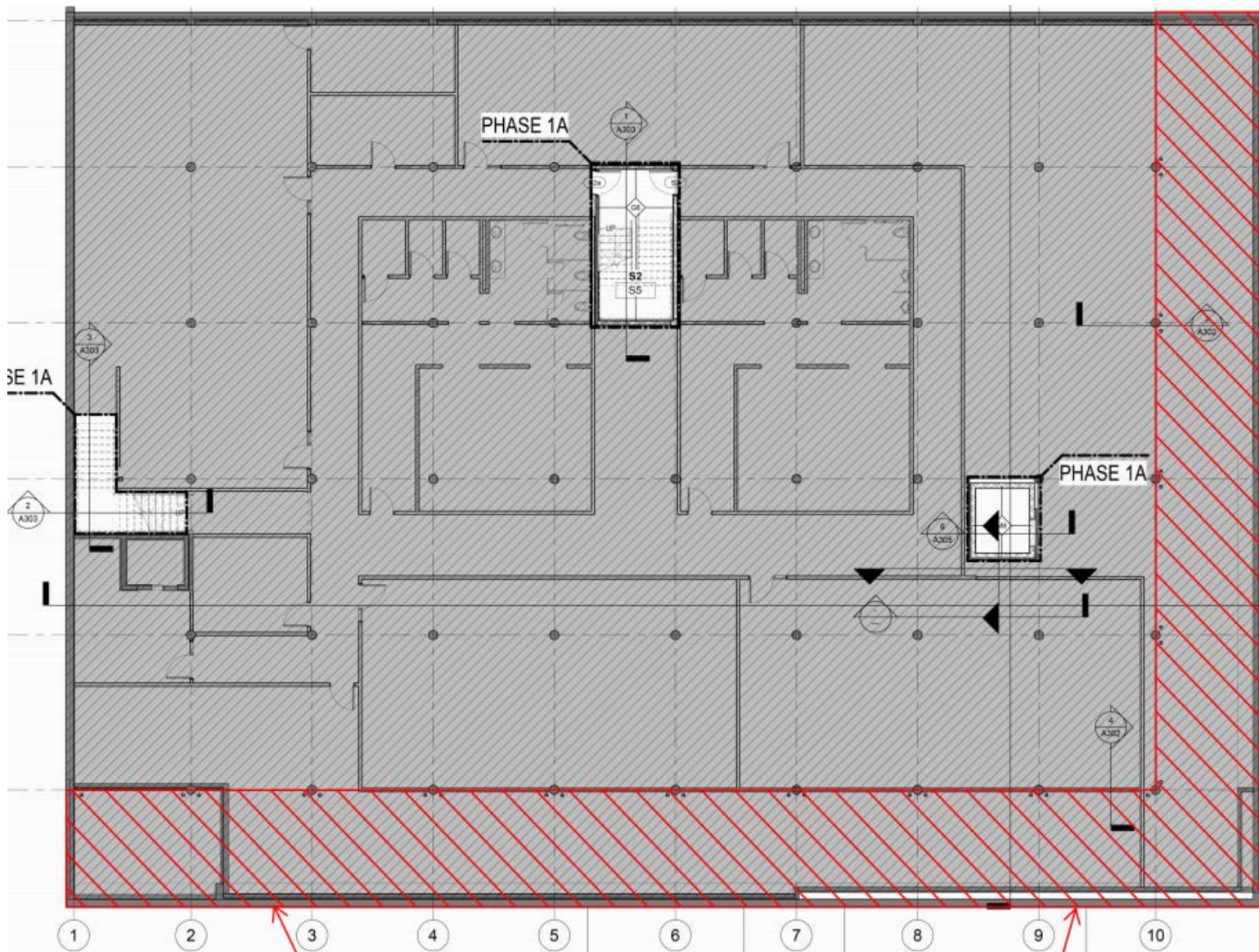
**Explanation:** This does not fit the criteria outlined in the policy and, therefore, does not apply.

**Recommended by Council Committee:** NA

**Explanation:** NA







THIS AREA LOCATED DIRECTLY BENEATH SIDEWALKS



Prepared By and Bill To: Development Services Department, 319-286-5060

Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, City of Cedar Rapids ("Owner"), is the owner of real property at 101 1<sup>st</sup> Avenue SE, Cedar Rapids, Iowa (hereinafter Property), and

WHEREAS, the Owner requested an encroachment onto Public Right-of-Way located along the west and north sides of the property at 101 1<sup>st</sup> Avenue SE for the purpose remodeling the building to include a new exterior façade that will encroach upon the sidewalk approximately 12 inches and includes the existing basement vault that encroaches 18 feet under the sidewalk along the west and north sides of the building (Exhibit A), and

WHEREAS, the City of Cedar Rapids, an Iowa municipal corporation, 101 First Street SE, is the owner of the Public Right-of-Way located along the east property line, and

WHEREAS, the Development Services Department recommends the City enter into an agreement for the encroachment in accordance with the terms set forth in the Right-of-Way Encroachment Agreement,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Right-of-Way Encroachment Agreement be accepted and that the City Manager and City Clerk are hereby authorized to execute said Right-of-Way Encroachment Agreement.

BE IT FURTHER RESOLVED, that the Right-of-Way Encroachment Agreement be recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Resolution and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 8th day of April, 2025.

ClerkSignature

Exhibit A





## Council Agenda Item Cover Sheet

**Submitting Department:** Development Services

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Bill Micheel

**Description of Agenda Item:** Purchases, contracts and agreements

Resolution authorizing amendment to Resolution No. 0310-03-25 that authorized an amendment to the Non-Franchise Utility Permit Agreement with Unite Private Networks, LLC to expand their service area to utilize City Street right-of-ways defined for the purpose of constructing, installing, operating, and maintaining a fiber network to those specified portions in the City limits.

CIP/DID #NFA-031540-2021

<p><b>Council Priority:</b> Business-Friendly</p>
<p><b>EnvisionCR Goal:</b> InvestCR Goal 1: Expand economic development efforts to support business and workforce growth, market Cedar Rapids, and engage regional partners.</p>

**Background:** Unite Private Networks, LLC is the Owner of a fiber network system located in City right-of-ways and has an active Non-Franchise Utility Permit Agreement with the City of Cedar Rapids. The company has submitted an application to amend the current agreement to include an expanded service area beyond the most recent amendment approved by Council on March 11, 2025, with Resolution No. 0310-03-25. The required fees of \$500 have been paid to the City by the Owners.

**Recommended Action:** Development Services recommends approving the resolution authorizing the amendments of the Non-Franchise Utility Permit Agreement with Unite Private Networks, LLC, Owners.

**Alternative:** Deny request and not allow the applicant to amend the current Non-Franchise Agreement to expand their fiber network system.

**Time Sensitivity:** Normal

**Resolution Date:**

**Budget Information:** Not applicable

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

Prepared By and Bill To: Development Services Department, 319-286-5780

Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, Unite Private Networks, LLC ("UPN") has requested the City of Cedar Rapids grant permission to enter upon and utilize public rights-of-way hereinafter defined for the purpose of constructing, installing, operating, and maintaining a fiber network system; and

WHEREAS, the City previously approved a Non-Franchise Utility Permit Agreement via Resolution No. 0612-04-21; and

WHEREAS, UPN requested an amendment to the Non-Franchise Utility Permit Agreement for the purpose of expanding the fiber network system in the City of Cedar Rapids per the attached Exhibit 1 which shows UPN's current fiber network and proposed additions to that network; and

WHEREAS, said approval was requested to expand the previously approved limits for the installation of a fiber network system; and

WHEREAS, said amendment as submitted met the approval of the City Development Services Department; and

WHEREAS, the City Council accepted the amendment to the Non-Franchise Utility Permit Agreement per Resolution No. 0310-03-25; and

WHEREAS, Resolution No. 0310-03-25 contained a misstatement and should have stated that the amendment documents be accepted and recorded, and as a result of said misstatement Resolution No. 0310-03-25 should not be recorded;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that paragraph six of Resolution No. 0310-03-25 is hereby amended to state:

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the amendment to the Non-Franchise Utility Permit Agreement incorporating the attached Exhibit 1 into Exhibit A of said Agreement be accepted and shall be recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

BE IT FURTHER RESOLVED, that paragraph seven (7) of Resolution 0310-03-25 is deleted.

BE IT FINALLY RESOLVED, that Resolution 0310-03-25 is of no legal effect and is not required to be recorded with the Office of the Linn County Recorder.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

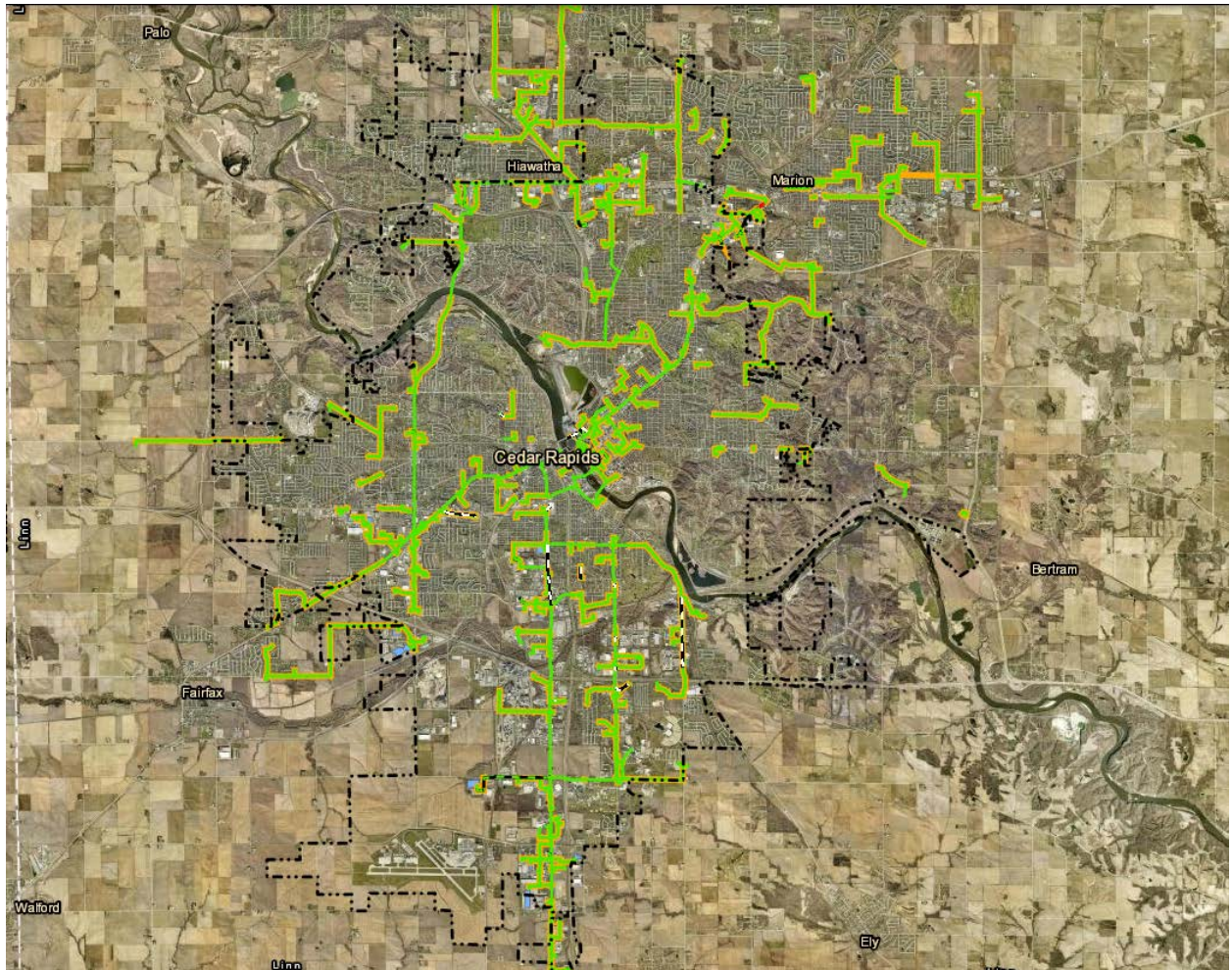
STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Resolution and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 8th day of April, 2025.

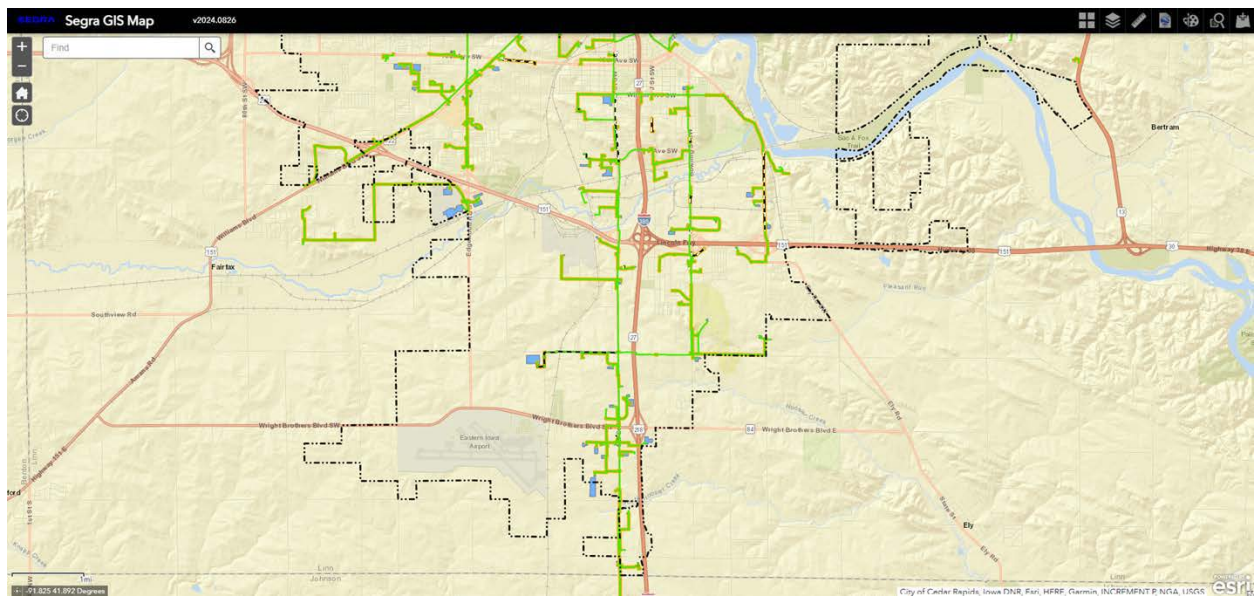
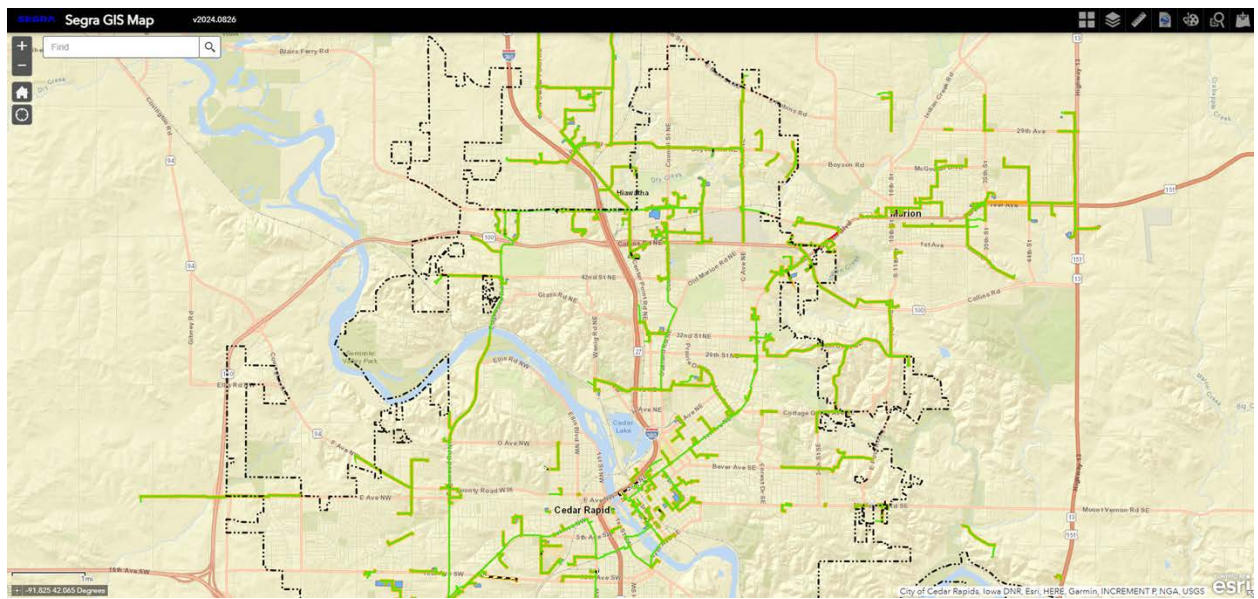
ClerkSignature



# EXHIBIT 1











## Council Agenda Item Cover Sheet

**Submitting Department:** Development Services  
**Contact Person:** William Micheel

**Presenter at Meeting:** William Micheel

**Description of Agenda Item:** Purchases, contracts and agreements  
 Resolution authorizing execution of a Non-Franchise Utility Permit Agreement with Vero Fiber Networks, LLC which will authorize Vero to utilize certain City rights-of-way for the purpose of constructing, installing, operating, and maintaining a dark fiber network.  
 CIP/DID #NFA-000001-2025

<b>Council Priority:</b> Business-Friendly
<b>EnvisionCR Goal:</b> InvestCR Goal 1: Expand economic development efforts to support business and workforce growth, market Cedar Rapids, and engage regional partners.

**Background:** Vero Fiber Networks, LLC seeks to install a dark fiber network system in City rights-of-way. The Non-Franchise Utility Permit Agreement specifies those specified portions of the fiber network system that will lie within the City of Cedar Rapids city limits, as shown in Exhibit A. Vero has paid the required fee of \$1000 had been paid to the City.

**Recommended Action:** The Development Services Department recommends adopting the resolution authorizing execution of the Non-Franchise Agreement with Vero Fiber Networks, LLC, Owner.

**Alternative:** Deny request and require the right-of-way portion to remain intact and not allow the applicant to occupy City rights-of-way.

**Time Sensitivity:** Normal

**Resolution Date:**

**Budget Information:** NA

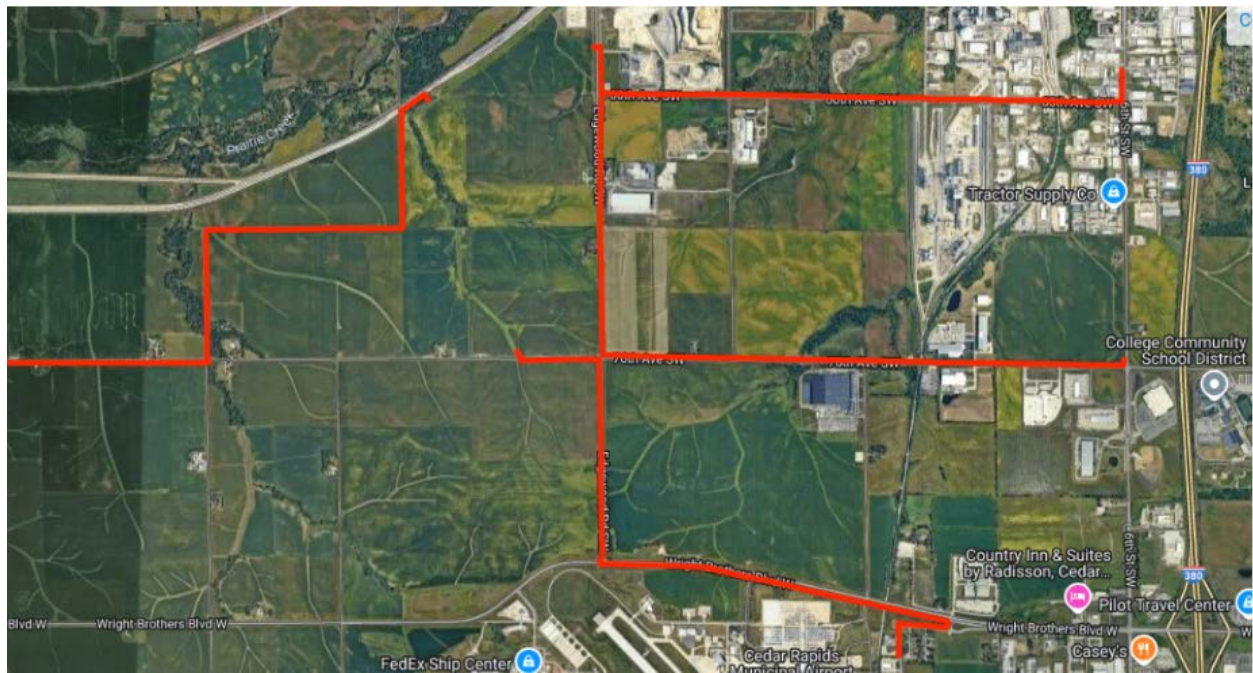
**Local Preference Policy:** NA

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

**Recommended by Council Committee:** NA

**Explanation:** NA

Exhibit A



Prepared By and Bill To: Development Services Department, 319-286-5060

Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, Vero Fiber Networks, LLC ("Vero") has requested permission to construct, install, operate, and maintain a fiber network system within the City of Cedar Rapids's public rights-of-way; and

WHEREAS, the purpose of the fiber network system is for leasing, assignment, or sale of fiber located within City of Cedar Rapids rights-of-way to third parties; and

WHEREAS, the City of Cedar Rapids has agreed to enter into a Non-Franchise Utility Permit Agreement with Vero, authorizing Vero to construct, install, operate, and maintain the requested fiber network system within the City rights-of-way identified in the Agreement; and

WHEREAS, the Development Services Director recommends the City enter into the Non-Franchise Utility Permit Agreement No. 000001-2025 in accordance with the terms set forth therein; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Non-Franchise Utility Permit Agreement be accepted and that the City Manager and City Clerk are hereby authorized to execute said Non-Franchise Utility Permit Agreement; and

BE IT FURTHER RESOLVED, that the Non-Franchise Utility Permit Agreement be recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Resolution and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 8th day of April, 2025.

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Rob Davis, PE, ENVSP

**Description of Agenda Item:** Purchases, contracts and agreements

Resolution awarding and approving contract in the amount of \$2,275,863.25 plus incentive up to \$30,000 bond and insurance of Pirc-Tobin Construction Inc. for the 5th Avenue SE Gatewell and Pump Manhole project. Estimated cost is \$1,960,000. **(Council Priority)**

CIP/DID #3315553-01

<b>Council Priority:</b> Flood Control System
<b>EnvisionCR Goal:</b> ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

**Background:**

Pirc-Tobin Construction Inc., Alburnett, IA	\$2,275,863.25
Original Incentive Value	<u>\$30,000.00</u>
Total Award	\$2,305,863.25

WRH, Inc., Amana, IA	\$2,379,888.00
Boomerang Corp, Anamosa, IA	\$2,532,690.50

Pirc-Tobin Construction Inc. submitted the lowest of the bids received on March 12, 2025 for the 5th Avenue SE Gatewell and Pump Manhole project. The bid is within the approved budget. Construction work is anticipated to begin this summer and be completed by July 10, 2026.

**Recommended Action:** The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$2,275,863.25 plus incentive up to \$30,000, bond and insurance of Pirc-Tobin Construction Inc. for the 5th Avenue SE Gatewell and Pump Manhole project.

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

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:**

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on February 11, 2025 the City Council adopted a motion that directed the City to post notice to bidders and publish notice of a public hearing on the plans, specifications, form of contract and cost estimate for the 5th Avenue SE Gatewell and Pump Manhole project (Contract No. 3315553-01) public improvement project for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice to bidders was posted according to law and the notice of public hearing was published in the Cedar Rapids Gazette on February 15, 2025 pursuant to which a public hearing was held on February 25, 2025, and

WHEREAS, the following bids were received, opened and announced on March 12, 2025 by the City Engineer, or designee, and said officer has reported the results of the bidding and made recommendations thereon to the City Council at its next meeting on March 25, 2025:

Pirc-Tobin Construction Inc., Alburnett, IA	\$2,275,863.25
Original Incentive Value	<u>\$30,000.00</u>
Total Award	\$2,305,863.25
WRH, Inc., Amana, IA	\$2,379,888.00
Boomerang Corp, Anamosa, IA	\$2,532,690.50

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

1. The previous delegation to the City Engineer, or designee, to receive, open, and publicly announce the bids, and report the results thereof to the City Council at its next meeting is hereby ratified and approved;
2. Pirc-Tobin Construction Inc. is the lowest responsive, responsible bidder on said work and the City Engineer, or his designee, has recommended that the City accept its bid and award the contract to it;
3. Subject to registration with the Department of Labor, the Bid of Pirc-Tobin Construction Inc. is hereby accepted, with the inclusion of the incentive clause, and the contract for this public improvement is hereby awarded to Pirc-Tobin Construction Inc.
4. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

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

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature





PROJECT  
LOCATION





## Council Agenda Item Cover Sheet

**Submitting Department:** Water Pollution Control

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Roy Hesemann

**Description of Agenda Item:** Purchases, contracts and agreements

Awarding and approving contract in the amount of \$2,546,360.37, bond and insurance of Woodruff Construction, Inc. for the D4 Clarifier Rehabilitation project (estimated cost was \$2,840,000).

CIP/DID #6150061-02

**Council Priority:** Not applicable

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

**Background:** Three of the four final stage clarifiers at the Water Pollution Control Facility have been rehabilitated since 2004. The D4 clarifier is the exception and is currently operating on original equipment installed in the 1990s. As such, the D4 clarifier is in need of concrete repairs, replacement of the internal mechanism, electrical and controls upgrades, and sludge pipe lining.

A pre-bid meeting was held on February 24th, 2025. Bids were opened and publicly announced on March 19<sup>th</sup>, 2025. Four bids were received as shown below:

Bidder	Location	Base Bid Plus Allowance
Woodruff Construction	Tiffin, IA	\$2,546,360.37
Bowker Pinnacle Mechanical	Cedar Rapids, IA	\$2,647,976.65
Tricon General Construction, Inc.	Dubuque, IA	\$2,649,617.00
WRH, Inc.	Amana, IA	\$2,848,900.00

The engineer's opinion of probable construction cost for the work plus allowance is \$2,840,000.

**Recommended Action:** The Utilities Department – Water Division staff recommends awarding the contract for the D4 Clarifier Rehabilitation project to Woodruff Construction in the amount of \$2,546,360.37.

**Alternative:** None

**Time Sensitivity:** 4-8-25

**Resolution Date:** 4-8-25

**Budget Information:** The project will be coded to the following CIP fund: 553000-615-615000-x-x-6150061-NA.

**Local Preference Policy:** Not applicable

**Explanation:** Capital Improvement Projects are exempt from local preference policy.

**Recommended by Council Committee:** Not applicable

**Explanation:** N/A

RESOLUTION NO. LEG\_NUM\_TAG

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on February 11, 2025 the City Council adopted a motion that directed the City Clerk to post notice to bidders and publish notice of a public hearing on the plans, specifications, form of contract and cost estimate for the D4 Clarifier Rehabilitation project (Contract No. 6150061-02) for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice to bidders was posted according to law and the notice of public hearing was published in the Cedar Rapids Gazette on February 15, 2025 pursuant to which a public hearing was held on February 25, 2025, and

WHEREAS, 4 bids were received on March 19, 2025 by the Utilities Director, or designee, and said officer has now reported the results of the bidding to the City Council at its meeting on March 25, 2025 and made recommendations thereon to the City Council on April 8, 2025:

<b>Bidder</b>	<b>Location</b>	<b>Base Bid Plus Allowance</b>
Woodruff Construction	Tiffin, IA	\$2,546,360.37
Bowker Pinnacle Mechanical	Cedar Rapids, IA	\$2,647,976.65
Tricon General Construction, Inc.	Dubuque, IA	\$2,649,617.00
WRH, Inc.	Amana, IA	\$2,848,900.00

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

1. The previous delegation to the Utilities Director, or his designee, to receive, open and publicly announce the bids, and report the results thereof to the City Council at its next meeting is hereby ratified and approved;
2. Woodruff Construction is the lowest responsive, responsible bidder on said work and the Utilities Director, or his designee, has recommended that the City accept its bid and award the contract to it;
3. Subject to registration with the Department of Labor, the Bid of Woodruff Construction is hereby accepted, and the contract for the public improvement is hereby awarded to Woodruff Construction;
4. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

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

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ben Worrell, P.E.

**Description of Agenda Item:** REGULAR AGENDA

Bids were received on March 26, 2025 for the 2025 Transit Stop Improvements project (estimated cost is \$190,000). A report of bids received from the City officer conducting the bid opening is attached. **(Council Priority)**

CIP/DID #306995-05

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> StrengthenCR Goal 4: Create a city that is affordable and accessible to all members of the community.

**Background:** Cedar Rapids Transit identified various locations that required updates to improve accessibility at eleven locations. The improvements include new boarding pads, benches, and shelters. The Wellington Heights neighborhood transit stop shelter will be painted with a custom mural as a part of a future project funded by an American Rescue Plan Act grant. The Med Quarter will also get a new transit stop that is more visible than its predecessor.

**Recommended Action:** Noted on attached bid report.

**Alternative:** None

**Time Sensitivity:** Normal

**Resolution Date:** April 8, 2025

**Budget Information:** 665/665300, NA

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA



March 26, 2025

City Council  
City of Cedar Rapids

RE: Report on bids as read for the 2025 Transit Stop Improvements, Contract Number 306995-05

Dear City Council:

Bids were received on March 26, 2025 for the 2025 Transit Stop Improvements project as follows:

C-2 Creative Concrete, Dekalb, IL	\$139,709.00
Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$142,632.25
Connerley Construction Inc., Cedar Rapids, IA	\$150,250.19
Bowker Pinnacle Mechanical, Cedar Rapids, IA	\$157,173.93
Hunt Construction Co. Inc., Alburnett, IA	\$187,239.00

The engineers cost opinion for this work is \$190,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

Sincerely,

THE CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT

A handwritten signature in blue ink, appearing to read "Ashley Cobert".

Ashley Cobert, P.E.  
Project Engineer I

AC/shh

cc: Brenna Fall, Public Works Director  
Ken DeKeyser, PE, PTOE, CFM, City Engineer



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Rob Davis, PE, ENVSP

**Description of Agenda Item:** REGULAR AGENDA

Report on bids and resolution awarding and approving contract in the amount of \$1,106,942.50, bond and insurance of Eastern Iowa Excavating & Concrete, LLC for the Advance FCS Grading, Utility, and Concrete Repair Package project (estimated cost is \$1,960,000). (Ken DeKeyser, PE, PTOE, CFM).

CIP/DID #3315555-01

<b>Council Priority:</b> Flood Control System
<b>EnvisionCR Goal:</b> ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

### Background:

As part of the Capital Improvement Program the existing concrete railing will be replaced with new steel railing and the river wall will be repaired between 1<sup>st</sup> Ave SE and 3<sup>rd</sup> Ave SE.

As part of the Cedar Rapids Flood Control System (FCS) the storm sewer between 1<sup>st</sup> Ave SE and 3<sup>rd</sup> Ave SE will be relocated to accommodate a flood wall along the river.

Both projects will be completed at the same time to provide construction timeline efficiencies and protect newly installed infrastructure.

As part of the FCS, Shaver Road NE bridge barrier rail was previously struck and damaged and will be repaired to match existing.

As part of the FCS, soils in the parking lot between 8<sup>th</sup> and 12<sup>th</sup> Avenue SE (Lot 44) will be remediated prior to the United States Army Corps of Engineers construction for a future flood control system project.

The project construction bids are as follows:

Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$1,106,942.50
Pirc Tobin Construction, LLC, Alburnett, IA	\$1,347,665.70
WRH, Inc, Amana, IA	\$1,737,614.00
Shift Companies, LLC, Cedar Rapids, IA	\$1,780,075.00
Tricon General Construction, Inc, Dubuque, IA	\$2,628,000.00

Eastern Iowa Excavating & Concrete, LLC submitted the lowest of the bids received on April 2, 2025 for the Advance FCS Grading, Utility, and Concrete Repair Package project. The bid is

within the approved budget. Construction work is expected to begin this summer and anticipated to be completed by July 31, 2026.

**Recommended Action:** The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$1,106,942.50, bond and insurance of Eastern Iowa Excavating & Concrete, LLC for Advance FCS Grading, Utility, and Concrete Repair Package project.

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

**Time Sensitivity:** Normal. Chapter 26.10 of the Code of Iowa requires the Bid security to be returned within 30 days after the bid opening. Deferral of the contract award after May 2, 2025 may require re-bidding and affect the construction schedule for the improvements.

**Resolution Date:** April 8, 2025

**Budget Information:** 331/331100/331555, FCS

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA



RESOLUTION NO. LEG\_NUM\_TAG

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on March 11, 2025 the City Council adopted a motion that directed the City to post notice to bidders and publish notice of a public hearing on the plans, specifications, form of contract and cost estimate for the Advance FCS Grading, Utility, and Concrete Repair Package project (Contract No. 3315555-01) public improvement project for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice to bidders was posted according to law and the notice of public hearing was published in the Cedar Rapids Gazette on March 15, 2025 pursuant to which a public hearing was held on March 25, 2025, and

WHEREAS, the following bids were received, opened and announced on April 2, 2025 by the City Engineer, or designee, and said officer has reported the results of the bidding and made recommendations thereon to the City Council at its next meeting on April 8, 2025:

Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$1,106,942.50
Pirc Tobin Construction LLC, Alburnett, IA	\$1,347,665.70
WRH, Inc, Amana, IA	\$1,737,614.00
Shift Companies, LLC, Cedar Rapids, IA	\$1,780,075.00
Tricon General Construction, Inc, Dubuque, IA	\$2,628,000.00

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

1. The previous delegation to the City Engineer, or designee, to receive, open, and publicly announce the bids, and report the results thereof to the City Council at its next meeting is hereby ratified and approved;
2. Eastern Iowa Excavating & Concrete, LLC is the lowest responsive, responsible bidder on said work and the City Engineer, or his designee, has recommended that the City accept its bid and award the contract to it;
3. Subject to registration with the Department of Labor, the Bid of Eastern Iowa Excavating & Concrete LLC is hereby accepted, and the contract for this public improvement is hereby awarded to Eastern Iowa Excavating & Concrete, LLC.
4. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

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

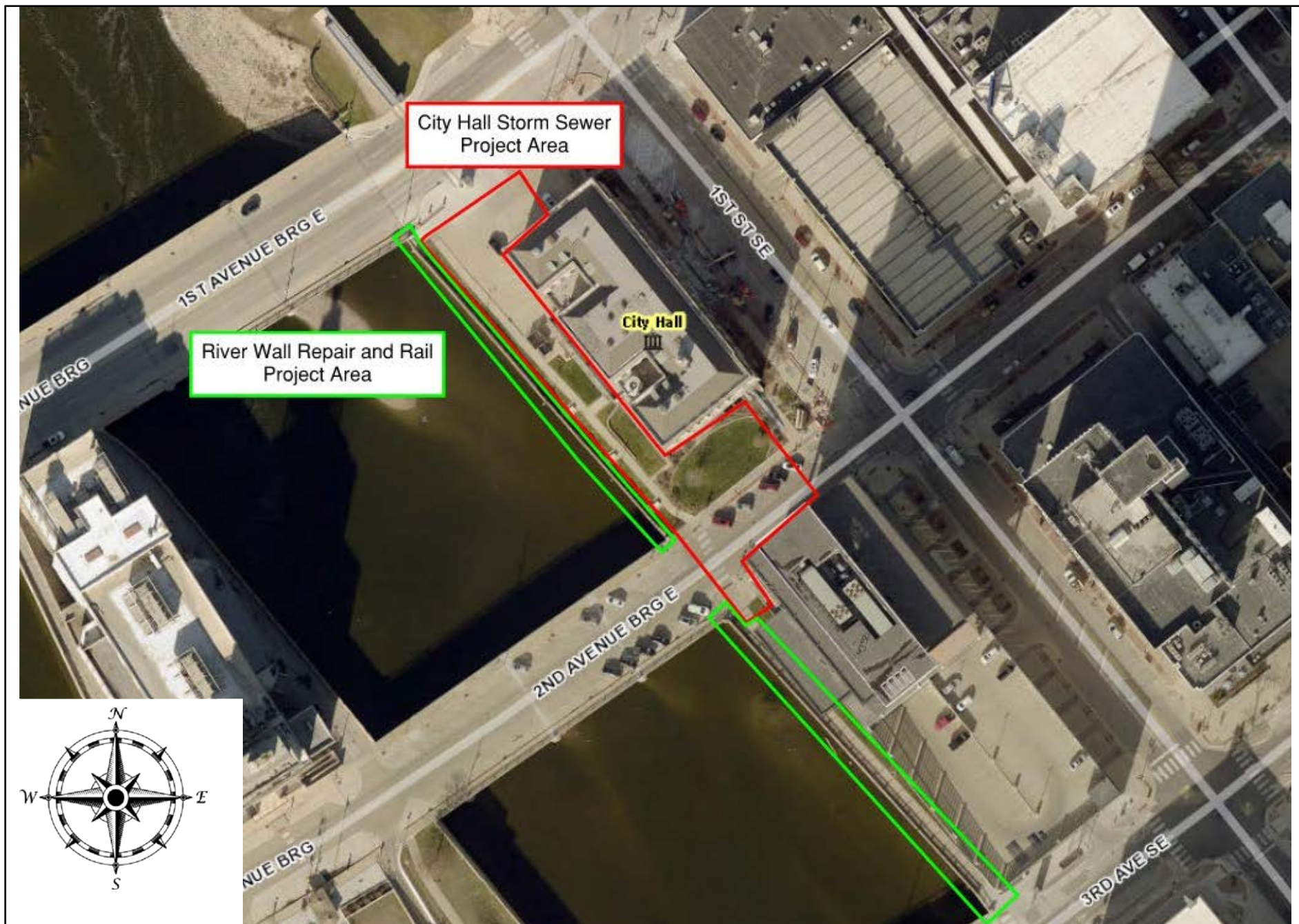
PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

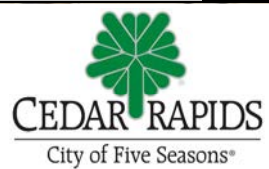
MayorSignature

Attest:

ClerkSignature

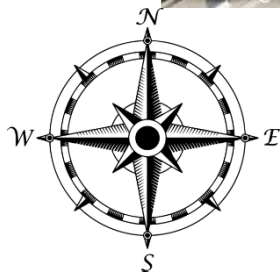
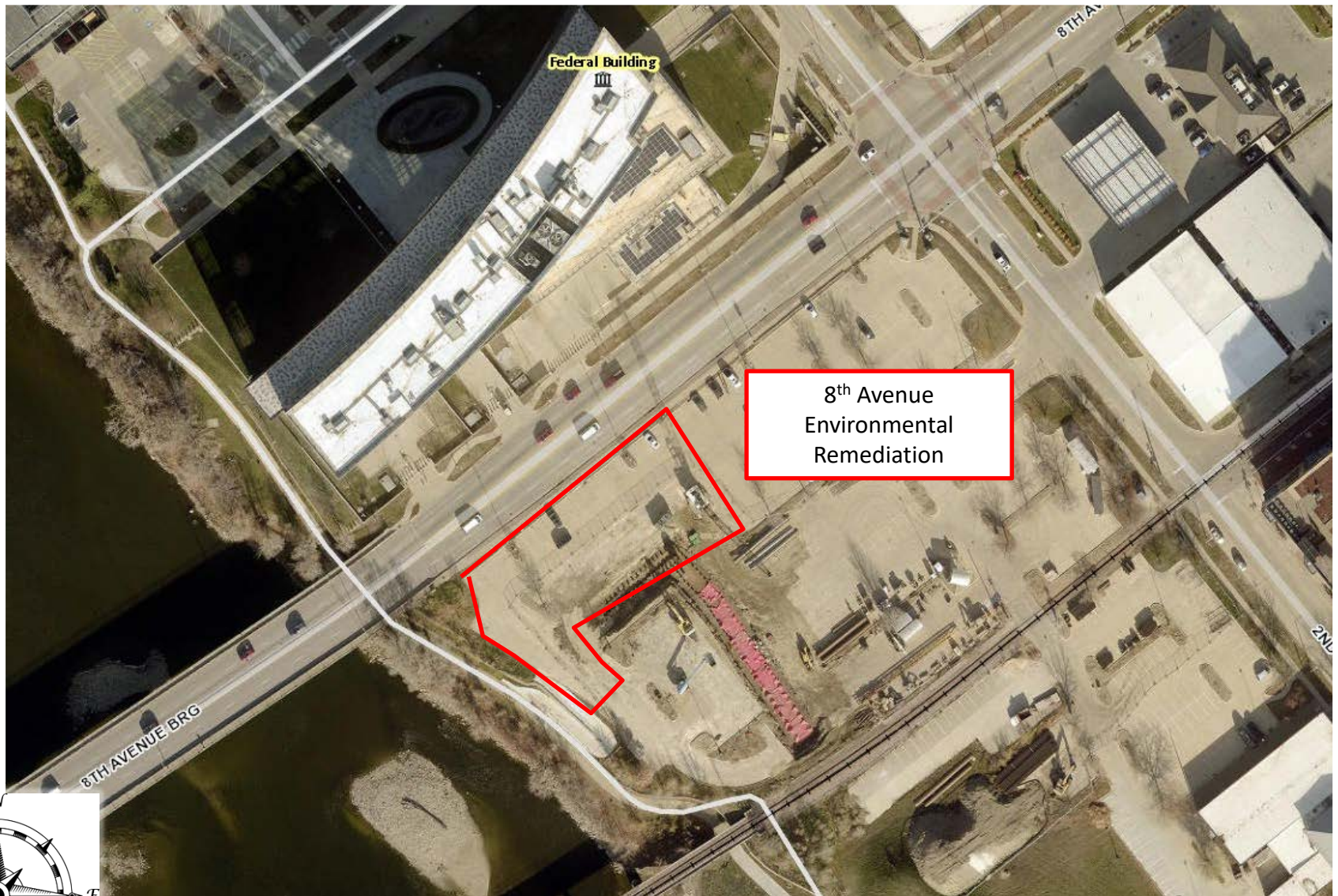






## Shaver Road NE Bridge Repair Location Map





## 8th Avenue Environmental Remediation Location Map



## Council Agenda Item Cover Sheet

**Submitting Department:** Development Services

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Seth Gunnerson

**Description of Agenda Item:** ORDINANCES – Second and possible Third Readings

Second and possible third reading of an ordinance to consider a change of zone for the properties generally bound by F Avenue NW, 4th Street NW, G Avenue NW, the Union Pacific Railroad tracks, and 1st Street NW from U-NG, Urban Neighborhood General District, U-NG-FM, Urban Neighborhood General District with Flood Mitigation Overlay, and P-PO-FM, Parks and Public Open Space District with a Flood Mitigation Overlay, to T-MC-PUD, Traditional Mixed Use Center District with a Planned Unit Development overlay, as requested by Cedar Rapids Development Group, LLC.

CIP/DID #RZNE-000050-2025

<b>Council Priority:</b> Business-Friendly
<b>EnvisionCR Goal:</b> GrowCR Goal 1: Encourage mixed-use and infill development.

**Background:** Second and possible third reading of an ordinance to rezone property as part of the proposed Cedar Crossing Casino in northwest Cedar Rapids. The zone change is necessary to accommodate develop of the proposed Casino consistent with approvals from the Iowa Racing and Gaming Commission as well as the approved Development Agreement between the City and the developer. The City Council approved the ordinance on it's first reading on March 25<sup>th</sup>.

The rezoning takes land that is currently zoned a mix of Urban Neighborhood General and Parks and Public Open Space and puts it into a Planned Unit Development (PUD), which is a custom zoning district that takes into consideration unique aspects of the proposed project. In the case of this proposal, the PUD establishes the T-MC (Traditional Mixed Use Center) district as a base district and permits a variety of exceptions and modifications to that district, including the proposed parking lot layout, building size, and proposed uses.

The change of zone also removes a portion of the site from the Flood Mitigation Overlay District which restricts the issuance of new permits prior to construction of the Flood Control System. The removal of the Flood Mitigation Overlay zoning is appropriate because 1) the development will be built to meet current floodplain standards and 2) the development plans for the future construction of the flood control system as the City will retain ownership of land necessary to construct a levy in the future.

**Recommended Action:** Staff recommends adoption of the Ordinance on its first reading

**Alternative:** Council may table and ask for additional information

**Time Sensitivity:** Rezoning is necessary to approve site plan that conforms to Development Agreement with the City.

**Resolution Date:** 2<sup>nd</sup> and 3<sup>rd</sup> Readings anticipated for April 8.

**Budget Information:** N/A

**Local Preference Policy:** Not applicable

**Explanation:** N/A

**Recommended by Council Committee:** Not applicable

**Explanation:** N/A



Prepared By and Bill To: Development Services Department, 319-286-5060

Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

ORDINANCE NO. LEG\_NUM\_TAG

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

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

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

**DESCRIPTION OF CITY PROPERTY**

The City Property is described as consisting of all that certain parcel or parcels of land  
located in the City of Cedar Rapids, County of Linn, State of Iowa, more particularly  
described as follows:

Lots 9, 10 and 11, Block 44, O.N. Hulls Fifth Addition to Cedar Rapids, Linn County, Iowa  
Also known as: 320 I Avenue NW - GPN 142132700200000

Lot 8, Block 44, O.N. Hulls Fifth Addition to Cedar Rapids, Linn County, Iowa  
Also known as: 314 I Avenue NW - GPN 142132700200000

West 1/2 Lot 7, Block 44, O.N. Hulls Fifth Addition to Cedar Rapids, Linn County, Iowa  
Also known as: 310 I Avenue NW - GPN 142132700200000

East 1/2 Lot 7, Block 44, O.N. Hulls Fifth Addition to Cedar Rapids, Linn County, Iowa  
Also known as: 308 I Avenue NW - GPN 142132700200000

Parcel A, Plat of Survey #174 as recorded in Book 3013, Page 188 of the records of the  
Linn County, Iowa Recorder on January 31, 1994, being all Lots 3, 4, 5 and 6, Part Lot 2  
and Part Outlot E Block 44 O.N. Hulls Fifth Addition to Cedar Rapids, Linn County, Iowa;  
Part Lot 1, Auditor's Plat No. 30, Cedar Rapids, Iowa;  
Also known as: 1010 1<sup>st</sup> Street NW

North 65 feet of Lot 1, Block 1, "Brown's Second Addition" to the City of Cedar Rapids,  
Linn Co., Iowa

Also known as: 301 I Avenue NW - GPN 142047601500000

The North Sixty-five (65) feet of Lot Two (2), Block One (1), "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 305 I Avenue NW - GPN 142047601500000

North 65 feet of Lot 7, Block 1, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 325 I Avenue NW - GPN 142047600500000

North 65 Feet of Lots 3, 4 and 5, Block 1, "Brown's Second Addition" to Cedar Rapids, Linn Co., Iowa

Also known as: 317 I Avenue NW - GPN 142047601500000

The South 65 feet of Lot 8, Block 1, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 330 H Avenue NW - GPN 142047600700000

South 65 feet of Lot 6, Block 1, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 322 H Avenue NW - GPN 142047600900000

South 65 feet of Lot 5, Block 1, "Brown's Second Addition" to the City of Cedar Rapids, Linn County, Iowa

Also known as: 316 H Avenue NW - GPN 142047601000000

Southerly 65 feet of Lot 4, Block 1, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 312 H Avenue NW - GPN 142047601100000

The South 65 feet of Lot 1 and the E 1/2 of the South 65 feet of Lot 2, Block 1, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 302 H Avenue NW - GPN 142047601400000

Lots 1 and 2, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 828 3<sup>rd</sup> Street NW - GPN 142048000100000

Lot 3, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 309 H Avenue NW - GPN 142048000200000

All of Lot 4 and the East 2 feet of Lot 5, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 315 H Avenue NW - GPN 142048000300000

Lot 5, excepting therefrom the E-ly 2 feet, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn County, Iowa

Also known as: 317 H Avenue NW - GPN 142048000400000

Lot 7, Block 6, Brown's Second Addition to the City of Cedar Rapids, Linn County, Iowa

Also known as: 325 H Avenue NW - GPN 142048000600000

South 74 feet of Lot 8, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn County, Iowa

Also known as 821 4<sup>th</sup> St NW - GNP 142048000800000

Lot 10, Block 6, Brown's 2<sup>nd</sup> Addition to Cedar Rapids, Iowa  
Also known as: 326 G Avenue NW - GNP 142048001100000

Lot 12, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn County, Iowa  
Also known as: 318 G Avenue NW - GNP 142048001300000

Lot 13, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 314 G Avenue NW - GNP 142048001400000

Lot 15, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 306 G Avenue NW - GNP 142048001600000

The Front or South 70 feet of Lot 16, Block 6, Brown's Second Addition to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 300 G Avenue NW - GNP 142048001700000

N 1/2 of Lot 16, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 812 3<sup>rd</sup> Street NW - GNP 142048001800000

Lot 2, Block 7, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 305 G Avenue NW - GNP 142048300200000

Lot 3, Block 7, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 309 G Avenue NW - GNP 142048300300000

Lot 6, Block 7, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 321 G Avenue NW - GNP 142048300600000

Front 75 feet of Lot 7 and the rear 10 feet of the front 75 feet of Lot 8, Block 7, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 323 G Avenue NW - GNP 142048300800000

Front or Northwesterly 65 feet Lot 8, Block 7, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 327 G Avenue NW - GNP 142048300700000

North 35 feet of the rear 65 feet of Lots 7 and 8, Block 7, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 721 4<sup>TH</sup> Street NW - GNP 142048300900000

The S 30 feet of Lots 7 and 8, Block 7, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 717 4<sup>TH</sup> Street NW - GNP 142048301000000

Lot 1, Block 7, Brown's Second Addition to the City of Cedar Rapids, Linn County, Iowa  
Also known as: 301 G Avenue NW - GNP 142048300100000

Lot 14, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa  
Also known as: 310 G Avenue NW - GNP 142048001500000

Lot 2, excepting therefrom the North 20 feet, Struve's First Addition to Cedar Rapids, Iowa  
Also known as: 818 1<sup>ST</sup> Street NW - GPN 142135200500000

All of Lots 4, 5, 6, 7 and 8 in Block 42 and all of Lots 1, 2 and 3, in Block 43 all in O. N. Hulls Fifth Addition to Cedar Rapids, Linn County, Iowa

AND

All that part of Second Street N.W. (now vacated) and that part of Vernal Street N.W. (now vacated) and that part of Lot 1, Auditor's Plat No. 30, Cedar Rapids, Iowa, more particularly described as follows:

Beginning at the SW-ly corner of Lot 4 said Block 42; thence North 100.18 feet along the West line of said Lot 4 to the NW-ly corner of said Lot 4, said Block 42 (for purposes of this description the West line of Block 42 is assumed to be north) thence South 88°57'20" East, 395.78 feet along the North line of Lots 4, 5, 6, 7 and 8 of said Block 42 and Lots 1, 2 and 3 of said Block 43 to a point on the NE-ly line of said Vernal Street N.W.; thence continuing South 88°57'20" East, 1.01 feet to a point in said Lot 1, Auditor's Plat No. 30; thence South 18°16'05" East 106.14 feet to a point on the North line of "G Avenue N.W.; thence North 88°57'20" West, 0.42 feet to a point on the NE-ly line of Vernal Street N.W.; thence continuing North 88°57'20" West, 429.64 feet along the South line of said Block 42 and Block 43 to the point of beginning

Also known as: 800 1<sup>ST</sup> Street NW - GPN 142135200500000

Lot 11, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 322 G Avenue NW - GPN 142048001200000

Lot 4, Block 7, "Brown's Second Addition" to the City of Cedar Rapids, Linn County, Iowa

Also known as: 313 G Avenue NW - GPN 142048300400000

Lots 9 through 14, Block 7, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa AND Lots 15 and 16, except the N-ly 5 feet, Block 7, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa and further except all public highways

Also known as: 300 F Avenue NW - GPN 142048301100000

Lots 1 to 12, both inclusive, Block 40, O.N. Hull's Fourth Addition to the City of Cedar Rapids, Linn County, Iowa; and

All that part of "G" Avenue Northwest and all that part of the vacated alley in Block 40, O. N. Hull's Fourth Addition to the City of Cedar Rapids, Linn County, Iowa, lying within the following described tract: Beginning at the Southwest corner of Lot 9, Block 40, O.N. Hull's Fourth Addition to the City of Cedar Rapids, Linn County, Iowa; thence North 250.46 feet along the West line of said Block 40 to the Southwest corner of Lot 4, Block 42, O.N. Hull's Fifth Addition to Cedar Rapids, Linn County, Iowa; thence South 88° 57' 20" East, 210.06 feet along the South line of said Block 42 to the Southeast corner of Lot 8, said Block 42; thence South 0° 03' 45" East, 127.28 feet to the South line of the North 27 feet of Lot 2, Block 40, O.N. Hull's Fourth Addition to the City of Cedar Rapids, Linn County, Iowa; thence North 88° 57' 15" West, 110.08 feet along the South line of the North 27 feet of Lot 2, Block 40, O.N. Hull's Fourth Addition to the City of Cedar Rapids, Linn County, Iowa, to a point on the West line of the alley; thence South 0° 02' 15" East, 123.25 feet along the Easterly line of Lots 11, 10 and 9 of said Block 40 to the Southeast corner of said Lot 9, thence North 88° 56' 40" West, 100.12 feet along the South line of said Lot 9, to the point of beginning; and

All that part of the alley (now vacated) lying between "F" and "G" Avenues Northwest in Block 40, O.N. Hulls Fourth Addition to the City of Cedar Rapids, Linn County, Iowa, except the Northerly 77 feet thereof.

Also known as: 202 F Avenue NW - GPN 142135400100000

North 65 feet of Lot 6, Block 1, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 321 I Avenue NW - GPN 142047600400000

The West 30 feet of the South 65 feet of Lot 3, Block 1, "Brown's Second Addition to the City of Cedar Rapids, Linn County, Iowa"

Also known as: 310 H Avenue NW - GPN 142047601200000

Lot 6, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 321 H Avenue NW - GPN 142048000500000

North 65 feet of Lot 8, Block 1, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 331 I Avenue NW - GPN 142047600600000

Lot 1 and the North 20 feet of Lot 2, Struve's First Addition to Cedar Rapids, Iowa

Also known as: 838 1<sup>st</sup> Street NW - GPN 142135200500000

West 10 feet of Lot 3, Block 5, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: GPN 142048101500000

#### **DESCRIPTION OF PRIVATE PROPERTY**

The Private Property is described as consisting of all that certain parcel or parcels of land located in the City of Cedar Rapids, County of Linn, State of Iowa, more particularly described as follows:

Lot 5, Block 7 "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 317 G Ave NW - GPN 142048300500000

Front 35 feet of Lots 1 and 2 and the Front 35 feet of the East 30 feet of Lot 3, Block 5, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 828 4<sup>th</sup> Street - GPN 142048100100000

North 66 Feet of Lot 8, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 329 H Ave NW - GPN 142048000700000

W ½ of the South 65 feet of Lot 2 and East 10 feet of the South 65 feet of Lot 3, Block 1, "Brown's Second Addition" to the City of Cedar Rapids, Linn County, Iowa

Also known as: 308 H Ave NW, Cedar Rapids, IA - GPN 142047601300000

Lot 9, Block 6, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 330 G Ave NW Cedar Rapids, IA - GPN 142048000900000

Lot 11, Block 5, Brown's Second Addition" in the City of Cedar Rapids, Linn Co., Iowa

Also known as: 412 G Ave NE - GPN 142048100800000

Lot 12, Block 5, "Brown's Second Addition" in the City of Cedar Rapids, Linn County, Iowa

Also known as: 408 G Ave NW - GPN 142048100900000

The West 27 Feet of East 32 Feet of Lot 7, Block 5 "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 430 G Ave NW - GPN 142048100400000

S ½ N ½ Lots 1 and 2 and S ½ N ½ East 30 feet Lot 3, Block 5, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 824 4<sup>th</sup> Street - GPN 142048101400000

A Part of Out Lot 'A' in "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa, described as follows: Commencing at a point on East line of said Lot 'A', 80 feet North of SE corner of said Lot 'A' on Fourth Street West; thence West parallel with 'H' Avenue to right-of-way of C. & N. W. Ry. Co.; thence NE-ly along said right-of-way to 'I' Avenue; thence East on said Avenue to NE corner of said Lot 'A'; thence South on E-ly line of said Lot 'A' to the point of beginning

Also known as: 908 4<sup>th</sup> Street - GPN 142047700100000

The South 35 feet of Lots 1 and 2 and the South 35 feet of the East 30 feet of Lot 3, Block 5, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

South 80 feet of East 40 feet of Lot A, "Brown's Second Addition" to the City of Cedar Rapids, Linn County, Iowa

Also known as: 816 4<sup>th</sup> Street - GPN 142048101200000

Part of Lot "A", Brown's Second Addition to the City of Cedar Rapids, Linn County, Iowa described as follows: Beginning 40 feet West of the Southeast corner of said Lot "A"; thence North 80 feet; thence West 40 feet; thence South 80 feet; thence East 40 feet to place of beginning

Also known as: 404 H Avenue - GPN 142047700300000

North 35 feet of the South 70 feet of Lots 1 and 2 and North 35 feet of the South 70 feet of the East 30 feet of Lot 3, Block 5, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 820 4<sup>th</sup> Street - GPN 142048101300000

Lots, 4, 5 and 6, Block 5 "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa; and that part of the SE ¼ SE ¼ of Section 20-83-7, Linn County, Iowa bounded and described as follows: Beginning at a point on the South Line of 'H' Avenue N.W. distance 25 feet, SE-ly, measured radially, from the center line of the most NW-ly or East bound main track as now located, of the Chicago and North Western Transportation Company; thence SW-ly parallel with said main tract center line a distance of 165 feet, more or less, to a point on the center line of the East-West alley running through Block 5 of Brown's Second Addition to the City of Cedar Rapids; thence Easterly along said alley center line a distance of 40 feet, more or less, to a point on the SE-ly right of way line of said Chicago and North Western Transportation Company as said right of way line was originally located and established over and across said Section 20; thence NE-ly along said SE-ly right of way line a distance of 165 feet, more or less, to a point on the South line of 'H' Avenue N.W.; thence Westerly along said South line of 'H' Avenue N.W. a distance of 40 feet, more or less, to the point of beginning.

Also known as: 413 H Avenue - GPN 142048100200000

All that part of Lot A, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa described as follows: Commencing at a point 80 feet West of the SE corner of said Lot A; running thence North to the right of way line of the C. & N. W. R. R., said point being 80 feet from the East line of said Lot A; thence SW-ly along said right of way to the South line of said Lot A; thence East along South line of said Lot A to the place of beginning, about 46 feet; and

All that part of the SE ¼ SE ¼ Section 20-83-7, Linn County, Iowa bounded and described as follows: Beginning at a point on the North line of H Avenue NW distance 25 feet SE-ly, measured radially, from the center line of the most NW-ly or East bound main track as now located, of the Chicago and North Western Transportation Company; thence NE-ly parallel with said main track center line a distance of 80 feet; thence Easterly along a line parallel with the North line of said H Avenue NW and distant 70 feet Northerly, measured at right angles, therefrom a distance of 45 feet, more or less to a point on the SE-ly right of way line of said Chicago and North Western Transportation Company as said right of way line was originally located and established over and across said Section 20; thence SW-ly along said SE-ly right of way line a distance of 80 feet, more or less, to a point on the North line of H Avenue NW; thence Westerly along said north line of H Avenue NW a distance of 45 feet more or less to the point of beginning

Also known as 408 H Avenue - GPN 142047700200000

Lot 14, Block 5, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as 400 G Avenue - GPN 142048101100000

Lot 13, Block 5, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as 404 G Avenue - GPN 142048101000000

Lot 9 and the East 13 feet of Lot 8, Block 5, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as 420 G Avenue - GPN 142048100600000

East 5 feet of Lot 7 and West 27 feet of Lot 8, Block 5, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as 424 G Avenue - GPN 142048100500000

Lot 7, less East 34 feet thereof, Block 5, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa And

Beginning at a point on the North line of "G" Avenue N.W., distant 25 feet SE-ly, measured radially, from the center line of the main track of the Chicago and North Western Transportation Company, as said main track is now located; thence NE-ly parallel with said main track center line a distance of 165 feet, more or less, to a point on the westerly extension of the center line of the East-West alley running through Block 5 of Brown's Second Addition to the City of Cedar Rapids; thence Easterly along said alley center line, extended a distance of 40 feet, more or less, to a point 50 feet SE-ly, measured radially, from the center line of the main track (now relocated) of the Chicago and North Western Railway Company (now the Chicago and North Western Transportation Company), as said main track was originally located and established over and across said Section 20; thence SW-ly parallel with said original main track center line to a point on the north line of "G" Avenue N.W.; thence Westerly along said North line of "G" Avenue N.W. a distance of 40 feet, more or less, to the point of beginning.

Also known as 432 G Avenue - GPN 142048100300000

South 80 feet of East 40 feet of Lot A, "Brown's Second Addition" to the City of Cedar Rapids, Linn County, Iowa

Also known as 402 H Avenue - GPN 142047700400000

Lot 10, Block 5, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also Known as 416 G Avenue - GPN 142048100700000

South 65 Feet of Lot 7, Block 1, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa



and located at properties generally bound by F Avenue NW, 4th Street NW, G Avenue NW, the Union Pacific Railroad Tracks, and 1st Street NW, now zoned Urban Neighborhood General (U-NG) district, Urban Neighborhood General (U-NG-FM) district with Flood Mitigation Overlay, and the Parks and Public Open Space (P-PO-FM) district with a Flood Mitigation Overlay, and as shown on the "District Map," be rezoned and changed to Planned Unit Development (PUD) in Traditional Mixed Use Center (T-MC-PUD), and that the property be used for such purposes as outlined in the Planned Unit Development (PUD) in Traditional Mixed Use Center (T-MC-PUD), as defined in Chapter 32 of the Municipal Code of Cedar Rapids, Iowa.

Section 2. That the base district for this Planned Unit Development be T-MC, Traditional Mixed Use Center district.

Section 3. That in accordance with Chapter 32, as amended, of the Municipal Code of Cedar Rapids, Iowa, being the Zoning Ordinance, the following exceptions and modifications to the T-MC, Traditional Mixed Use Center district are approved and incorporated into the Planned Unit Development Overlay, the conditions of which have been agreed to and accepted prior to the passage of this Ordinance in writing (shown by attached Acceptance) by the owners and are binding upon the owners, successors, heirs, and assigns, as follows:

1. Section 32.02 – Zone Districts:
  - a. Maximum structure footprint size shall be unlimited.
  - b. Maximum structure height shall be 70 feet.
2. Section 32.03 – Permitted Uses: All uses permitted in the T-MC zone district by Table 32.03-1 shall be permitted, except as modified below:
  - a. Large Assembly, Entertainment and Trade Use shall be Permitted by-right
  - b. Bar, or any other Level II Liquor and Tobacco Use shall be Permitted by-right
  - c. Hotel or Motel shall be permitted by-right
3. Section 32.04 – Development Standards
  - a. 32.04.02 – Parking
    - i. Parking Maximum shall be increased to the greater of 1,100 spaces or as allowed by the code.
    - ii. Alternative Parking setback shall be reduced to 10' with a wall or landscaping berm provided between parking and the public right of way.
    - iii. Minimum parking stall dimensions may be modified at the discretion of the Development Services Department.
    - iv. A single aisle of front yard and street side yard parking shall be permitted along the F Avenue NW and 4<sup>th</sup> Street NW Frontages as depicted in the attached site plan.
  - b. 32.04.06 – Landscaping, Buffering, and Screening - Development Services is authorized to modify landscaping, buffering and screening requirements provided that the following are met:
    - i. The site generally conforms to the attached site plan and building renderings.
    - ii. Adequate screening of the site from existing homes or park land is provided along the Union Pacific railroad right of way along the west and north boundaries of the site by means of a solid barrier or dense vegetation.
    - iii. The number of trees required by the code shall be provided on site and shall meet or exceed the required tree mitigation for any existing trees removed.
    - iv. Requirements for tree plantings within parking lot landscaping strips may be modified provided that:

1. The landscaping strip is used for stormwater mitigation or as a pedestrian walkway
  2. A minimum of 20% of required parking lot trees shall be provided within the interior of the parking lot.
  3. Any remaining required parking lot trees may be planted in suitable locations elsewhere on-site.
- v. Required landscaping or screening adjacent to the proposed levee may be modified or waived is necessary due to the requirements of the Flood Control System or screening which will be provided by the construction of the levee.
- c. 32.04.08 – Signs
- i. For the purposes of determining permitted Class A Signage, frontage along F Avenue NW and 4<sup>th</sup> Street NW may be considered a single frontage. Class A signage along this frontage may be oriented towards either street.
  - ii. Class A Signage shall not be permitted along the north railroad frontage or eastern frontage with the Flood Control System.
  - iii. The maximum height for Class A Rooftop signage shall not exceed the height limit for the district, or 20 feet above the roofline, whichever is less.
  - iv. For the purposes of determining Permitted Class B Signage:
    1. The south building elevation facing F Avenue NW shall be considered a primary elevation
    2. The west building elevation facing 4<sup>th</sup> Street NW shall be considered a primary elevation
    3. The north and east elevations shall be considered secondary elevations.
4. Development Services is authorized to grant, by Minor Design Adjustment, additional exceptions and modifications to standards not listed above if found necessary in order to meet the intent of this ordinance and generally conform to the attached site plan.

Section 4. That the official zoning map of the city of Cedar Rapids is hereby amended accordingly and this amendment shall be reflected on the next official zoning map to be signed and dated by the Mayor and City Clerk and approved and adopted by the City Council.

Section 5. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Section 6. Following publication of this Ordinance as provided for by law, the City Clerk shall certify this Ordinance and the plat of the property described hereinabove, as shown by Exhibit A attached hereto and by this reference incorporated herein, to the Linn County Recorder.

Introduced this 25th day of March, 2025.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Ordinance and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 8th day of April, 2025.

ClerkSignature

**REZONING  
AUTHORIZATION / CONSENT FORM  
& ACCEPTANCE OF CONDITIONS**

I/We Cedar Rapids Development Group, LLC am Titleholder(s)/Owner(s) of  
(Name)

property located at : North of G Ave NW, East of 4th St NW, North of F Ave NW, West of 1st St NW and South of RR

Cedar Rapids Linn County Iowa.

I hereby give my consent to petition the Cedar Rapids City Council for a rezoning to the following zone district:

Traditional Mixed Use Center with a PUD Overlay and reduction in the Flood Mitigation area

I further agree to any terms and conditions set forth by the City of Cedar Rapids in its approval of said petition. I specifically agree to protect, defend and hold the City of Cedar Rapids and its employees harmless from any and all damages or claims for damages that might arise or accrue by reason of the granting of said use. I also agree that this agreement shall be binding upon the current Titleholder(s)/Owner(s), as well as future owners, heirs, legal representatives, successors and assigns.

Dated this 18th day of March, 2025.


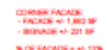
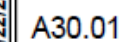
 Stefan Huba  
Chief Development Officer, P2ED  
Authorized Signer  
\_\_\_\_\_  
Signature

Exhibit A







01/22/25 - ISSUED FOR PROGRESS - NOT FOR CONSTRUCTION









## Council Agenda Item Cover Sheet

**Submitting Department:** Development Services

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Bill Micheel

**Description of Agenda Item:** ORDINANCES – Second and possible Third Readings

Second and possible third reading of an ordinance to consider a change of zone for property located at 2835 64th Avenue SW from I-GI, General Industrial, to I-LI, Light Industrial, as requested by Edgewood Partners, LLC.

CIP/DID #RZNE-000065-2025

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> GrowCR Goal 2: Manage Growth.

**Background:** This item is the second and possible third reading of an ordinance to consider a change of zone for property located at 2835 64th Avenue SW. The applicant seeks to rezone an approximately 9.3 acres, located south of 64th Avenue SW and west of 26th Street SW to build a “contractor condo.” Approval of a zone change would permit the use polyvinyl chloride (PVC) water mains within the development, in lieu of ductile iron pipe.

This request was reviewed by the City Planning Commission on March 6th and unanimously recommended for approval. City Council held a public hearing and adopted the ordinance on its first reading on March 25th.

**Recommended Action:** City Development Services staff recommend approval of the ordinance on its 2nd and 3rd final readings.

**Alternative:** City Council may table this item and request further information.

**Time Sensitivity:** NA

**Resolution Date:**

**Budget Information:** NA

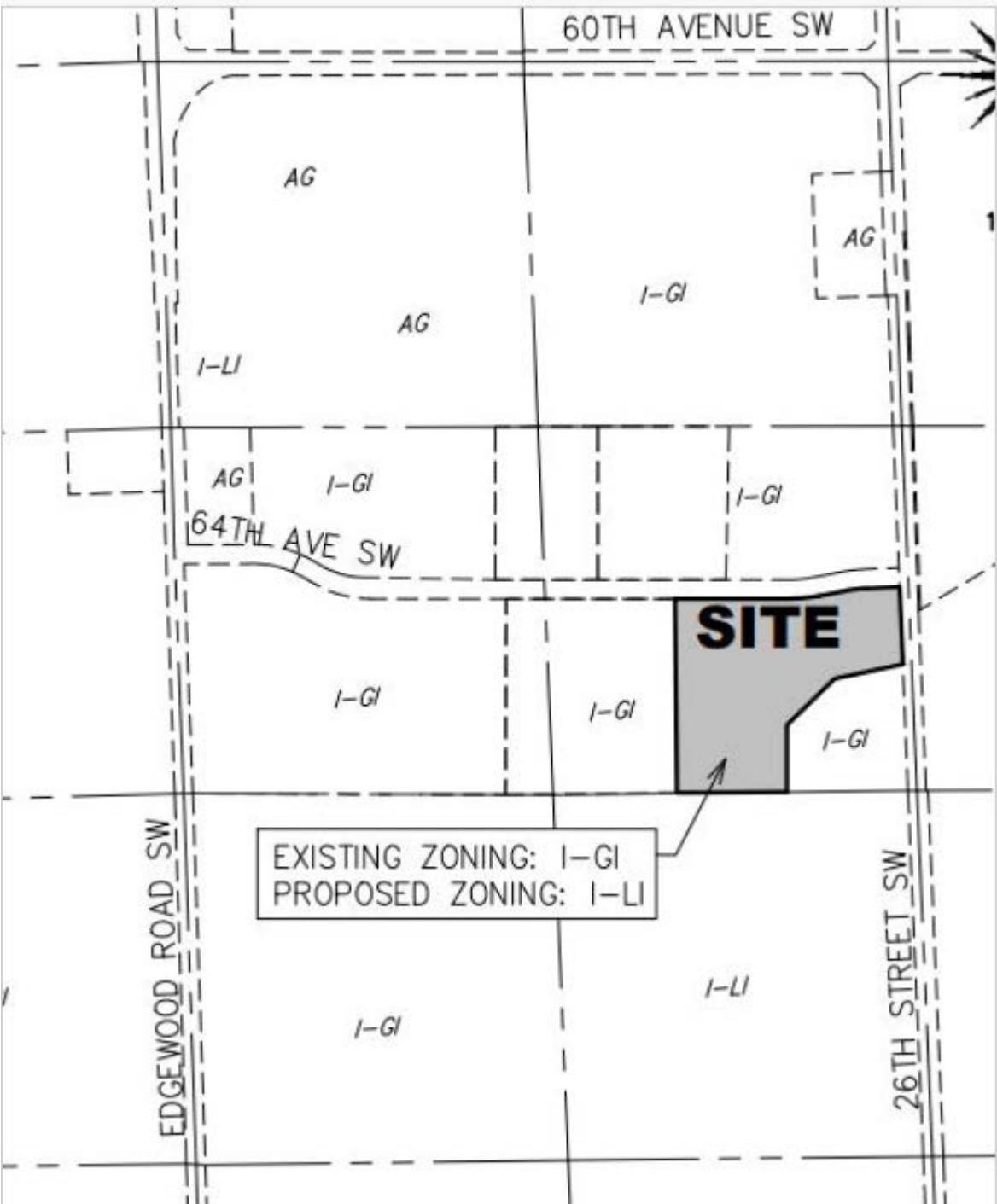
**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

Site Map



DSD  
WTR  
BSD  
ENG  
STR  
FIR  
TED  
PKS  
RCR

RZNE-000065-2025

Prepared By and Bill To: Development Services Department, 319-286-5060

Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

## ORDINANCE NO. LEG\_NUM\_TAG

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

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

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

Lot 2, Edgewood Road Industrial Park Fourth Addition to Cedar Rapids, Linn County, Iowa

and located at 2835 64<sup>th</sup> Ave SW, now zoned I-GI, General Industrial District, and as shown on  
the "District Map," be rezoned and changed to I-LI, Light Industrial District, and that the property  
be used for such purposes as outlined in the I-LI, Light Industrial District, as defined in Chapter  
32 of the Municipal Code of Cedar Rapids, Iowa.

Section 2. That the official zoning map of the city of Cedar Rapids is hereby amended  
accordingly and this amendment shall be reflected on the next official zoning map to be signed  
and dated by the Mayor and City Clerk and approved and adopted by the City Council.

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

Section 4. Following publication of this Ordinance as provided for by law, the City  
Clerk shall certify this Ordinance and the plat of the property described hereinabove, as shown  
by Exhibit A attached hereto and by this reference incorporated herein, to the Linn County  
Recorder.

Introduced this 25th day of March, 2025.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

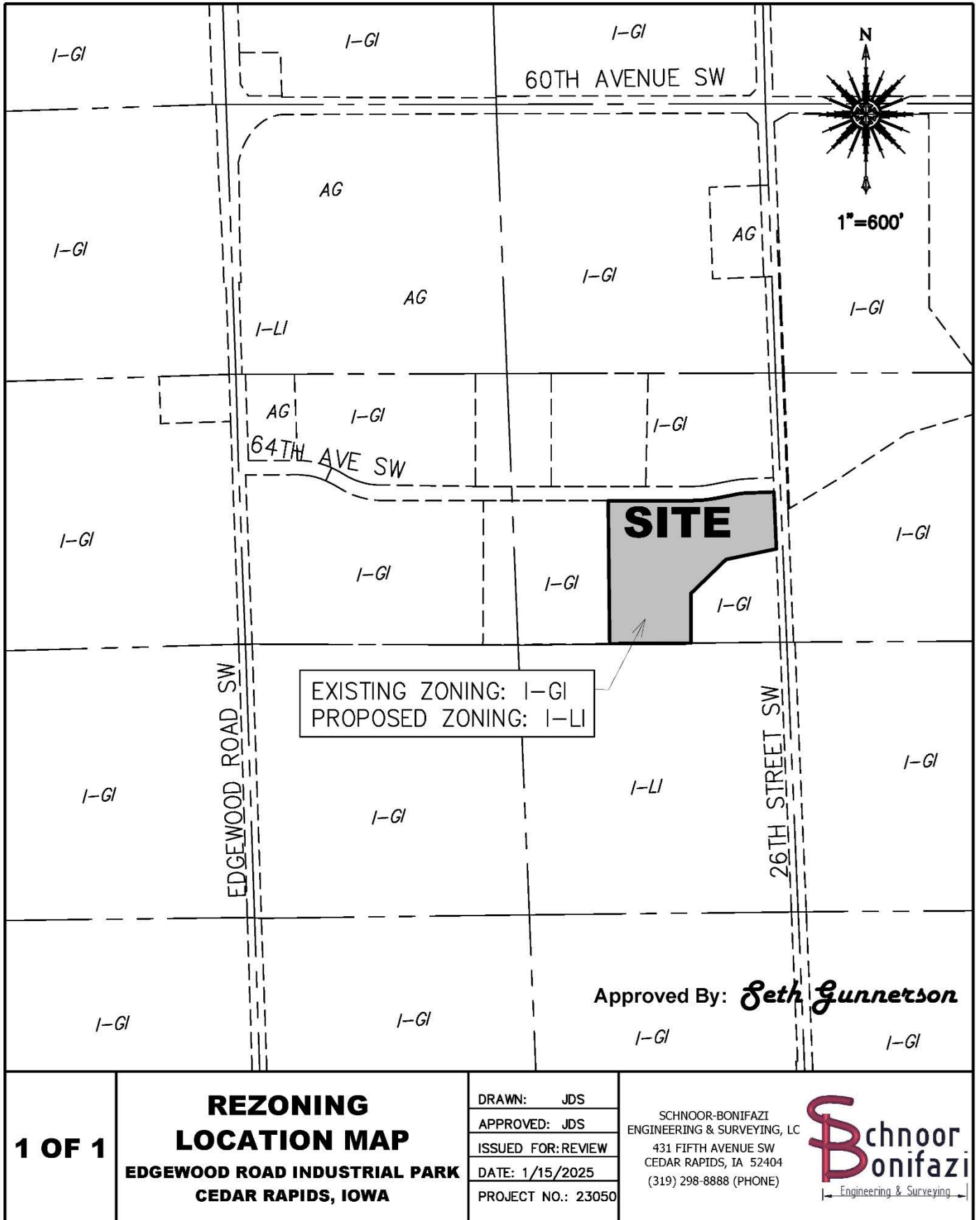
ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Ordinance and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 8th day of April, 2025.

ClerkSignature

## Exhibit A





# Council Agenda Item Cover Sheet

**Submitting Department:** Development Services  
**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Seth Gunnerson

**Description of Agenda Item:** PUBLIC HEARINGS  
 Second and possible third reading of an ordinance to consider a change of zone for property located at 4415 Williams Boulevard SW from A-AG, Agricultural, to S-MC, Suburban Mixed Use Community Center, as requested by Andrea L & Allison L Faches.  
 CIP/DID #RZNE-000016-2025

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> GrowCR Goal 2: Manage Growth.

**Background:** Second and possible third reading of an ordinance to consider a rezoning from Agriculture (A-AG) to Suburban-Mixed Use Community Center (S-MC) for an approximately 5 acre tract of land west of the existing access drive to Menards and Unity Point Clinic. The applicant is seeking the zone change to build a proposed retail business. The area to be rezoned is an existing triangular parcel approximately 4.6 acres in size along with a narrow strip of land from the existing southern parcel. The Future Land Use Map designation for this area is Urban Medium Intensity. The City Council approved the ordinance on it's first reading on March 25<sup>th</sup>.

Staff recommends approval with a condition that a traffic study be conducted to evaluate a proposed future connection to Breyer Street SW and that the property be final platted prior to obtaining a final certificate of occupancy. This request was reviewed by the City Planning Commission on March 6<sup>th</sup> and was unanimously recommended for approval.

**Recommended Action:** Staff recommends approval of the ordinance on its first reading.

**Alternative:** City Council may table this item and request further information.

**Time Sensitivity:** NA

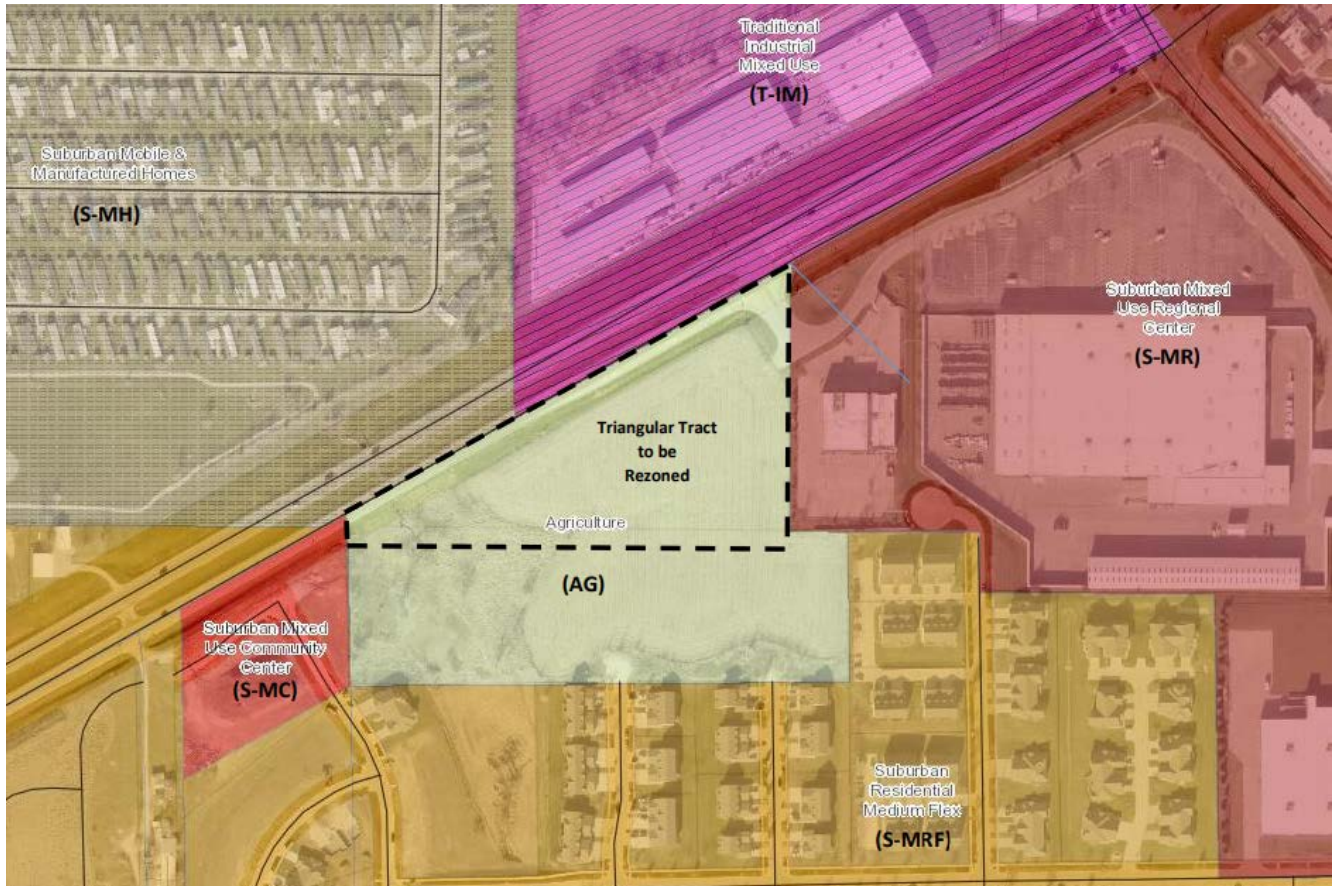
**Resolution Date:** Anticipated adoption of the rezoning Ordinance could occur as early as April 8<sup>th</sup> 2025.

**Budget Information:** NA

**Local Preference Policy:** Not applicable  
**Explanation:** NA

**Recommended by Council Committee:** Not applicable  
**Explanation:** NA

## Site Map





DSD  
WTR  
BSD  
ENG  
STR  
FIR  
TED  
PKS  
RCR

RZNE-000016-2025

Prepared By and Bill To: Development Services Department, 319-286-5060

Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

ORDINANCE NO. LEG\_NUM\_TAG

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

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

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

All of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 36-83N-  
8W, lying SE-ly of the SE-ly R.O.W. line of Iowa Highway #149 except the East 6.00 acres  
thereof

THE FOREGOING LAND IN SAID SECTION 36 BEING ALSO DESCRIBED AS  
A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36,  
TOWNSHIP 83 NORTH, RANGE 8 WEST OF THE 5TH P.M., CITY OF CEDAR  
RAPIDS, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, MENARDS FIRST  
ADDITION TO CEDAR RAPIDS, PLAT RECORDED IN BOOK 9559, PAGE 281  
IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE SOUTH  
0°50'24" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF  
478.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE  
SOUTH 89°14'58" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4  
OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 838.25 FEET  
TO THE SOUTH RIGHT-OF-WAY LINE OF WILLIAMS BOULEVARD S.W.;  
THENCE NORTH 59°30'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE,  
A DISTANCE OF 964.59 FEET TO THE POINT OF BEGINNING, CONTAINING  
4.60 ACRES (200,581 S.F.) MORE OR LESS.

AND

The North 50.5 feet of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 1-82N-8W, lying SE-ly of the SE-ly R.O.W. line of Iowa Highway #149, except the East 419.15 feet thereof

THE FOREGOING LAND IN SAID SECTION 1 BEING ALSO DESCRIBED AS  
A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1,  
TOWNSHIP 82 NORTH, RANGE 8 WEST OF THE 5TH P.M., CITY OF CEDAR  
RAPIDS, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, MENARDS FIRST  
ADDITION TO CEDAR RAPIDS, PLAT RECORDED IN BOOK 9559, PAGE 281  
IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE SOUTH  
0°50'24" EAST, 50.50 FEET; THENCE SOUTH 89°14'58" WEST, 906.92 FEET  
TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SAID SECTION 1; THENCE NORTH 1°40'19" WEST ALONG SAID WEST LINE,  
A DISTANCE OF 11.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF  
WILLIAMS BOULEVARD S.W.; THENCE NORTH 59°30'18" EAST ALONG SAID  
SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 79.21 FEET TO THE NORTH  
LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION  
1; THENCE NORTH 89°14'58" EAST ALONG SAID NORTH LINE, A DISTANCE  
OF 838.25 FEET TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES  
(44,454 S.F.) MORE OR LESS.

and located at 4415 Williams Blvd SW, now zoned A-AG, Agricultural District, and as shown on the "District Map," be rezoned and changed to S-MC, Suburban Mixed-Use Community Center District, and that the property be used for such purposes as outlined in the S-MC, Suburban Mixed-Use Community Center District, as defined in Chapter 32 of the Municipal Code of Cedar Rapids, Iowa.

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

1. As part of Administrative Site Plan Review a public street connection from Williams Boulevard shall be provided to future development to the south or to Chickadee Drive to the East. The applicant shall provide a Traffic Impact Analysis which analyzes impacts of the proposed connection on overall traffic patterns in the surrounding neighborhood and is acceptable to the City.
2. The property shall be final platted prior to obtaining a final Certificate of Occupancy.

Section 3. That the official zoning map of the city of Cedar Rapids is hereby amended accordingly and this amendment shall be reflected on the next official zoning map to be signed and dated by the Mayor and City Clerk and approved and adopted by the City Council.

Section 4. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Section 5. Following publication of this Ordinance as provided for by law, the City Clerk shall certify this Ordinance and the plat of the property described hereinabove, as shown by Exhibit A attached hereto and by this reference incorporated herein, to the Linn County Recorder.

Introduced this 25th day of March, 2025.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Ordinance and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 8th day of April, 2025.

ClerkSignature

**REZONING  
ACCEPTANCE OF CONDITIONS**

ORDINANCE NO. \_\_\_\_\_

I/we hereby agree to the terms and conditions set out in the Ordinance. \*

\*except that no terms or conditions of the Ordinance shall impose costs, obligations or limitations on Parcel GPN: 200120101000000, other than on the northerly 1.02 acres (approx.) thereof as depicted in the application, without separate express consent of the titleholder.

Dated this 19<sup>th</sup> day of February, 2025.

Andrea L Faches and Allison L. Faches

\_\_\_\_\_  
Titleholder/Company Names



\_\_\_\_\_  
Authorized Signature

Allison L Faches

\_\_\_\_\_  
Printed Name

in her individual capacity

\_\_\_\_\_  
Printed Title

**REZONING**  
**ACCEPTANCE OF CONDITIONS**  
ORDINANCE NO. \_\_\_\_\_

I/we hereby agree to the terms and conditions set out in the Ordinance. \*

\*except that no terms or conditions of the Ordinance shall impose costs, obligations or limitations on Parcel GPN:200012010100000<sup>9</sup>, other than on the northerly .40 acres thereof as depicted in the application, without separate express consent of the titleholder.

Dated this 8<sup>th</sup> day of January, 2025.

Andrea L Faches and Allison L. Faches

\_\_\_\_\_  
Titleholder/Company Names

Andrea L Faches  
\_\_\_\_\_  
Authorized Signature

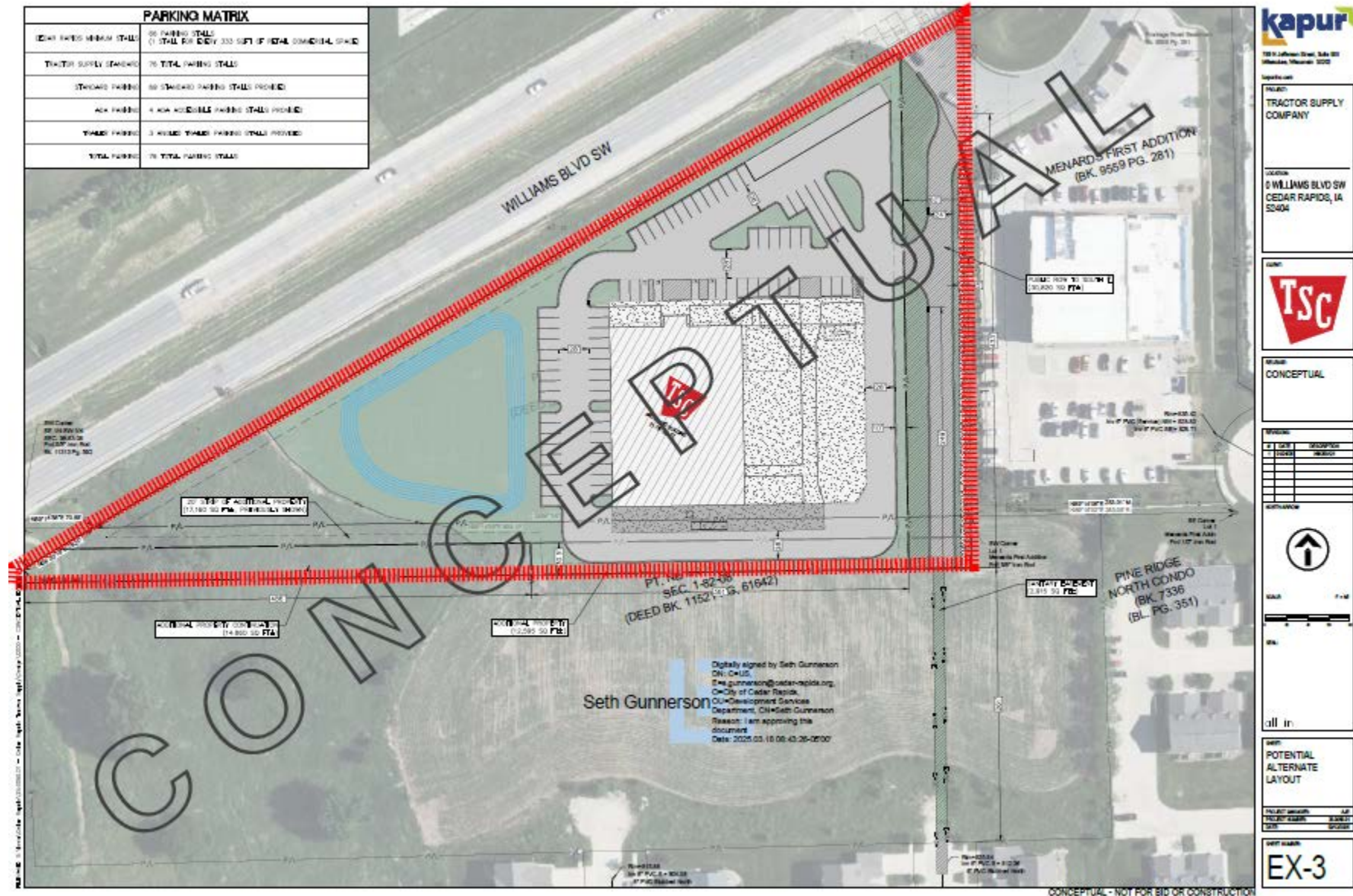
Andrea L Faches

\_\_\_\_\_  
Printed Name

in her individual capacity

\_\_\_\_\_  
Printed Title

## Exhibit A





## Council Agenda Item Cover Sheet

**Submitting Department:** Development Services

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Bill Micheel

**Description of Agenda Item:** ORDINANCES – Second and possible Third Readings

Second and possible third reading of an ordinance to consider a change of zone for property located at 1590 Stoney Point Road SW from A-AG, Agriculture, to I-LI, Light Industrial, as requested by L L & C, LLC.

CIP/DID #RZNE-000041-2025

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> GrowCR Goal 2: Manage Growth.

**Background:** This item is the second and possible third reading of an ordinance to consider a change of zone for property located at 1590 Stoney Point Road SW. The applicant proposes construction of a new commercial building and related site improvements. The Future Land Use Map designation for this area is Urban Medium Intensity.

This request was reviewed by the City Planning Commission on March 6<sup>th</sup> and unanimously recommended for approval. City Council held a public hearing and adopted the ordinance on its first reading on March 25<sup>th</sup>.

**Recommended Action:** City Development Services staff recommend approval of the ordinance on its 2nd and 3rd final readings.

**Alternative:** City Council may table this item and request further information.

**Time Sensitivity:** NA

**Resolution Date:**

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA



[illegible]

Prepared By and Bill To: Development Services Department, 319-286-5060

Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

## ORDINANCE NO. LEG\_NUM\_TAG

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

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

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

That part of the SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 27-83-8, Linn County, Iowa described as follows:

Beginning at the SE corner of said SE  $\frac{1}{4}$ ; thence North 20 rods; thence West at right angles and parallel with the South line of said SE  $\frac{1}{4}$  11  $\frac{1}{2}$  rods; thence South at right angles and parallel with the East line of said SE  $\frac{1}{4}$  20 rods; thence East along the South line of said SE  $\frac{1}{4}$  11  $\frac{1}{2}$  rods to the point of beginning. Except all public highways.

and located at 1590 Stoney Point Road SW, now zoned A-AG, Agricultural District, and as shown on the "District Map," be rezoned and changed to I-LI, Light Industrial District, and that the property be used for such purposes as outlined in the I-LI, Light Industrial District, as defined in Chapter 32 of the Municipal Code of Cedar Rapids, Iowa.

Section 2. That the official zoning map of the city of Cedar Rapids is hereby amended accordingly and this amendment shall be reflected on the next official zoning map to be signed and dated by the Mayor and City Clerk and approved and adopted by the City Council.

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

Section 4. Following publication of this Ordinance as provided for by law, the City Clerk shall certify this Ordinance and the plat of the property described hereinabove, as shown by Exhibit A attached hereto and by this reference incorporated herein, to the Linn County Recorder.

Introduced this 25th day of March, 2025.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Ordinance and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 8th day of April, 2025.

ClerkSignature

# Exhibit A

## Rezoning Map Part of the SE 1/4 Section 27-T83N-R08W Cedar Rapids, Iowa

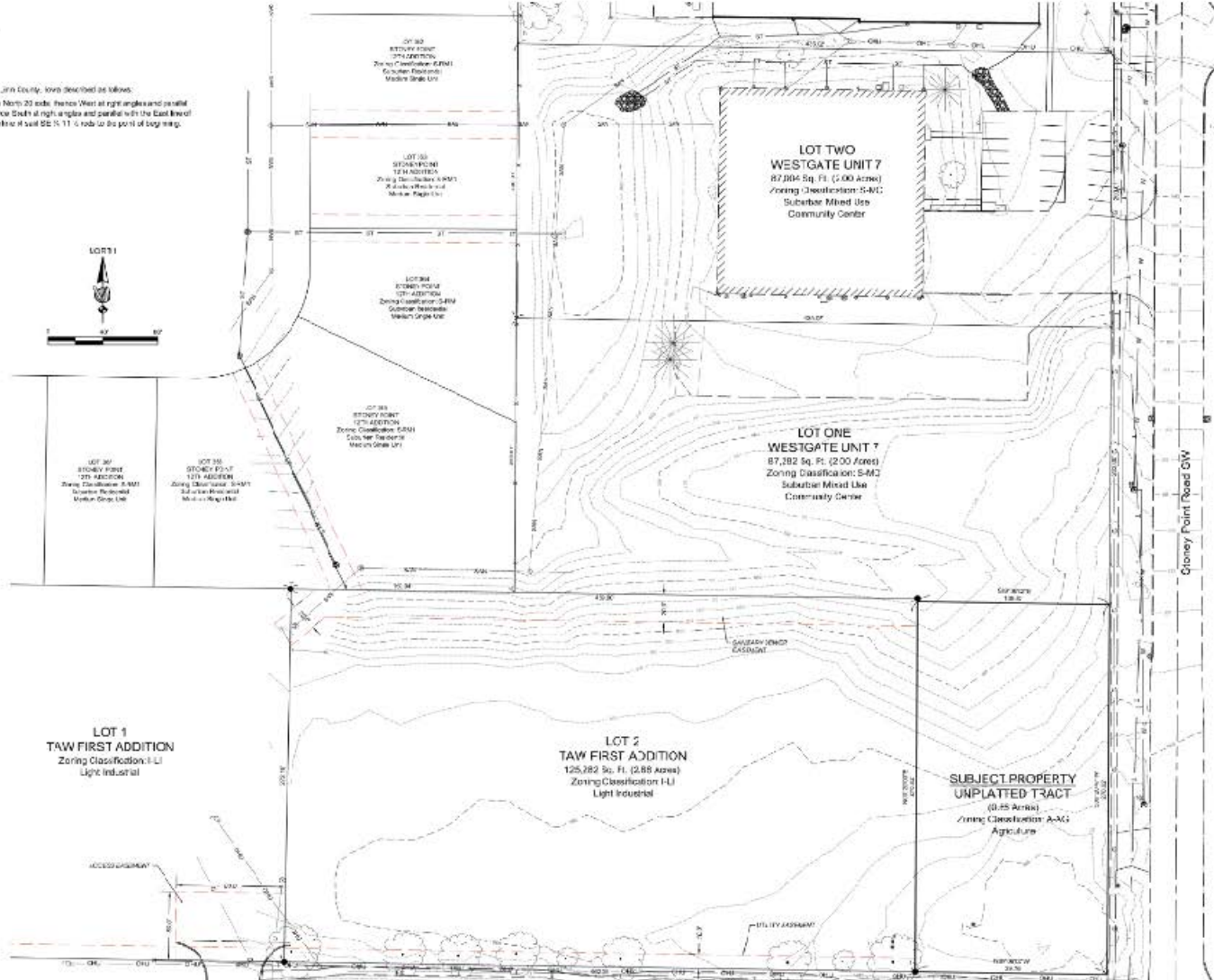
**Legal Description:**  
That part of the SE 1/4 SE 1/4 of Section 27-T83N-R08W, Iowa County, Iowa described as follows:  
Beginning at the SE corner of said SE 1/4, thence North 23 rods, thence West at right angles and parallel with the South line of said SE 1/4 11 1/2 rods, thence South at right angles and parallel with the East line of said SE 1/4 212 rods, thence following the South line of said SE 1/4 11 1/2 rods to the point of beginning. Except all state highways.

**Owner & Applicant:**  
L & S, LLC  
10001 Oak Street  
Iowa Falls, Iowa 50630  
Contact: Travis Nixley  
515-255-9637  
chavis@lsgconstruction.biz

**Surveyor:**  
V.C. Engineering  
1501 Technology Parkway  
Cedar Falls, Iowa 50613  
Contact: Matthew Kolla, PLS  
319-269-9123  
mick@vcengineering.com

**Existing Zoning District:**  
A-AG - Agriculture

**Proposed Zoning District:**  
I-L - Light Industrial



David Hing



## Council Agenda Item Cover Sheet

**Submitting Department:** Development Services

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Bill Micheel

**Description of Agenda Item:** ORDINANCES – Second and possible Third Readings

Second and possible third reading of an ordinance to consider a change of zone for property located n/o 16<sup>th</sup> Avenue SW & w/o Rockhurst Drive SW from A-AG, Agriculture, to S-RM1, Suburban Residential Medium Single Unit, as requested by Midwest Development Co. & the City of Cedar Rapids.

CIP/DID #RZNE-000920-2025

<b>Council Priority:</b> Strengthen and Stabilize Neighborhoods
<b>EnvisionCR Goal:</b> GrowCR Goal 2: Manage Growth.

**Background:** This item is the second and possible third reading of an ordinance to consider a change of zone for property located n/o 16th Avenue SW & w/o Rockhurst Drive SW. The applicant requests to rezone approximately 19 acres of land to the Suburban Residential Medium Single Unit Zone District to allow for the continuation of single family development. The Future Land Use Map designation for this area is Urban Low Intensity.

This request was reviewed by the City Planning Commission on March 6th and unanimously recommended for approval. City Council held a public hearing and adopted the ordinance on its first reading on March 25th.

**Recommended Action:** City Development Services staff recommend approval of the ordinance on its 2nd and 3rd final readings.

**Alternative:** City Council may table this item and request further information.

**Time Sensitivity:** NA

**Resolution Date:**

**Budget Information:** NA

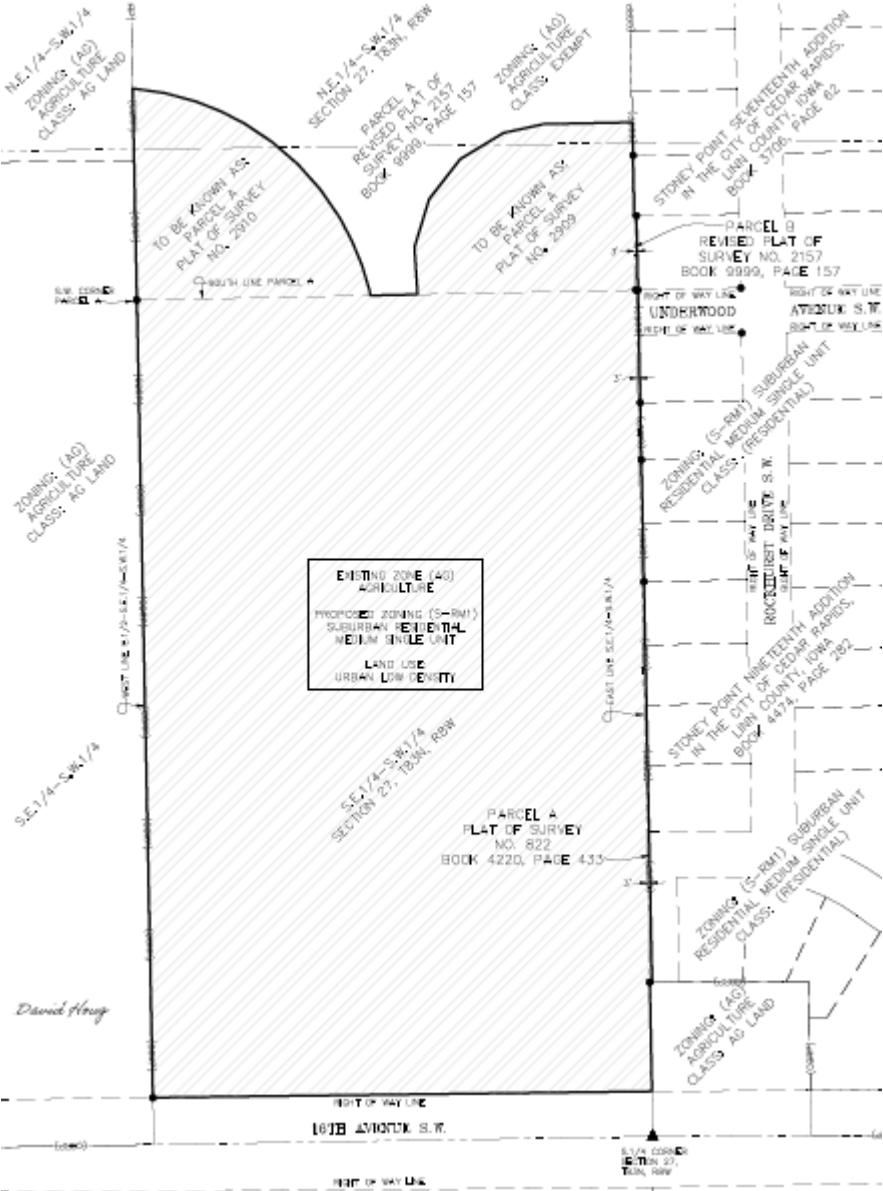
**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

Site Map



DSD  
WTR  
BSD  
ENG  
STR  
FIR  
TED  
PKS  
RCR

RZNE-000920-2025

Prepared By and Bill To: Development Services Department, 319-286-5060

Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

## ORDINANCE NO. LEG\_NUM\_TAG

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

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

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

A PORTION OF PARCEL A AND ALL OF PARCEL B OF REVISED PLAT OF SURVEY  
NO. 2157 LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER  
(S.E.1/4-S.W.1/4) AND THE NORTHEAST QUARTER OF THE SOUTHWEST  
QUARTER (N.E.1/4-S.W.1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP  
EIGHTY-THREE (83) NORTH, RANGE EIGHT (8) WEST OF THE FIFTH PRINCIPAL  
MERIDIAN, CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27;  
THENCE NORTH 1°10'03" WEST ON THE EAST LINE OF SAID S.E.1/4-S.W.1/4, A  
DISTANCE OF 1127.73 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A  
AND THE POINT OF BEGINNING;  
THENCE SOUTH 88°50'43" WEST ON THE SOUTH LINE OF SAID PARCEL A, 290.53  
FEET;  
THENCE NORTH 3°46'38" WEST, 63.06 FEET;  
THENCE NORTH 17°03'38" EAST, 67.27 FEET;  
THENCE NORTH 37°53'54" EAST, 67.27 FEET;  
THENCE NORTH 58°44'10" EAST, 67.27 FEET;  
THENCE NORTH 77°38'19" EAST, 54.88 FEET;  
THENCE NORTH 88°49'57" EAST, 117.92 FEET TO THE EAST LINE OF SAID PARCEL  
A;  
THENCE SOUTH 1°10'03" EAST ON SAID EAST LINE, 124.52 FEET TO THE  
NORTHWEST CORNER OF SAID PARCEL B;  
THENCE NORTH 89°37'15" EAST ON THE NORTH LINE OF SAID PARCEL B, 3.00  
FEET TO THE NORTHEAST CORNER OF SAID PARCEL B;  
THENCE SOUTH 1°10'03" EAST ON THE EAST LINE OF SAID PARCEL B, 99.02 FEET  
TO THE SOUTHEAST CORNER OF SAID PARCEL B;  
THENCE SOUTH 88°50'43" WEST ON THE SOUTH LINE OF SAID PARCEL B, 3.00  
FEET TO THE POINT OF BEGINNING.



(TO BE KNOWN AS PARCEL A, PLAT OF SURVEY NO. 2911)

AND

A PORTION PARCEL A OF REVISED PLAT OF SURVEY NO. 2157 LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (S.E.1/4-S.W.1/4) AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (N.E.1/4-S.W.1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE EIGHT (8) WEST OF THE FIFTH

PRINCIPAL MERIDIAN, CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27;

THENCE NORTH 1°10'03" WEST ON THE EAST LINE OF SAID S.E.1/4-S.W.1/4, A DISTANCE OF 1127.73 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A;

THENCE SOUTH 88°50'43" WEST ON THE SOUTH LINE OF SAID PARCEL A, 353.37 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°50'43" WEST ON SAID SOUTH LINE, 311.09 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A;

THENCE NORTH 1°09'03" WEST ON THE WEST LINE OF SAID PARCEL A, 282.15 FEET;

THENCE SOUTH 81°45'44" EAST, 43.27 FEET;

THENCE SOUTH 74°46'29" EAST, 43.27 FEET;

THENCE SOUTH 68°28'04" EAST, 34.85 FEET;

THENCE SOUTH 62°50'29" EAST, 34.85 FEET;

THENCE SOUTH 56°22'02" EAST, 45.34 FEET;

THENCE SOUTH 49°02'41" EAST, 45.34 FEET;

THENCE SOUTH 41°43'21" EAST, 45.34 FEET;

THENCE SOUTH 34°24'01" EAST, 45.34 FEET;

THENCE SOUTH 27°55'33" EAST, 34.85 FEET;

THENCE SOUTH 22°17'59" EAST, 34.85 FEET;

THENCE SOUTH 16°40'24" EAST, 34.85 FEET;

THENCE SOUTH 11°02'49" EAST, 7.21 FEET TO THE POINT OF BEGINNING.

(TO BE KNOWN AS PARCEL A, PLAT OF SURVEY NO. 2910)

AND

THE EAST 1/2 OF THE S.E.1/4-S.W.1/4 OF SECTION 27-83-8, LINN COUNTY, IOWA EXCEPT ALL THAT PART OF PARCEL A, REVISED PLAT OF SURVEY NO. 2157 AS RECORDED IN BOOK 9999 PAGE 157 OF THE RECORDS OF THE LINN COUNTY, IOWA RECORDER ON DECEMBER 14, 2017 LYING THEREIN AND FURTHER EXCEPT ALL PUBLIC HIGHWAYS.

AND

PARCEL A, PLAT OF SURVEY NO. 822 AS RECORDED IN BOOK 4220, PAGE 433 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER EXCEPT SAID REVISED PLAT OF SURVEY NO. 2157.

DESCRIBED PARCEL CONTAINS 19.11 ACRES.

and located at n/o 16th Avenue SW & w/o Rockhurst Drive SW, now zoned A-AG, Agriculture District, and as shown on the "District Map," be rezoned and changed to S-RM1, Suburban Residential Medium Single Unit District, and that the property be used for such purposes as outlined in the S-RM1, Suburban Residential Medium Single Unit District, as defined in Chapter 32 of the Municipal Code of Cedar Rapids, Iowa.

Section 2. That the official zoning map of the city of Cedar Rapids is hereby amended accordingly and this amendment shall be reflected on the next official zoning map to be signed and dated by the Mayor and City Clerk and approved and adopted by the City Council.

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

Section 4. Following publication of this Ordinance as provided for by law, the City Clerk shall certify this Ordinance and the plat of the property described hereinabove, as shown by Exhibit A attached hereto and by this reference incorporated herein, to the Linn County Recorder.

Introduced this 25th day of March, 2025.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

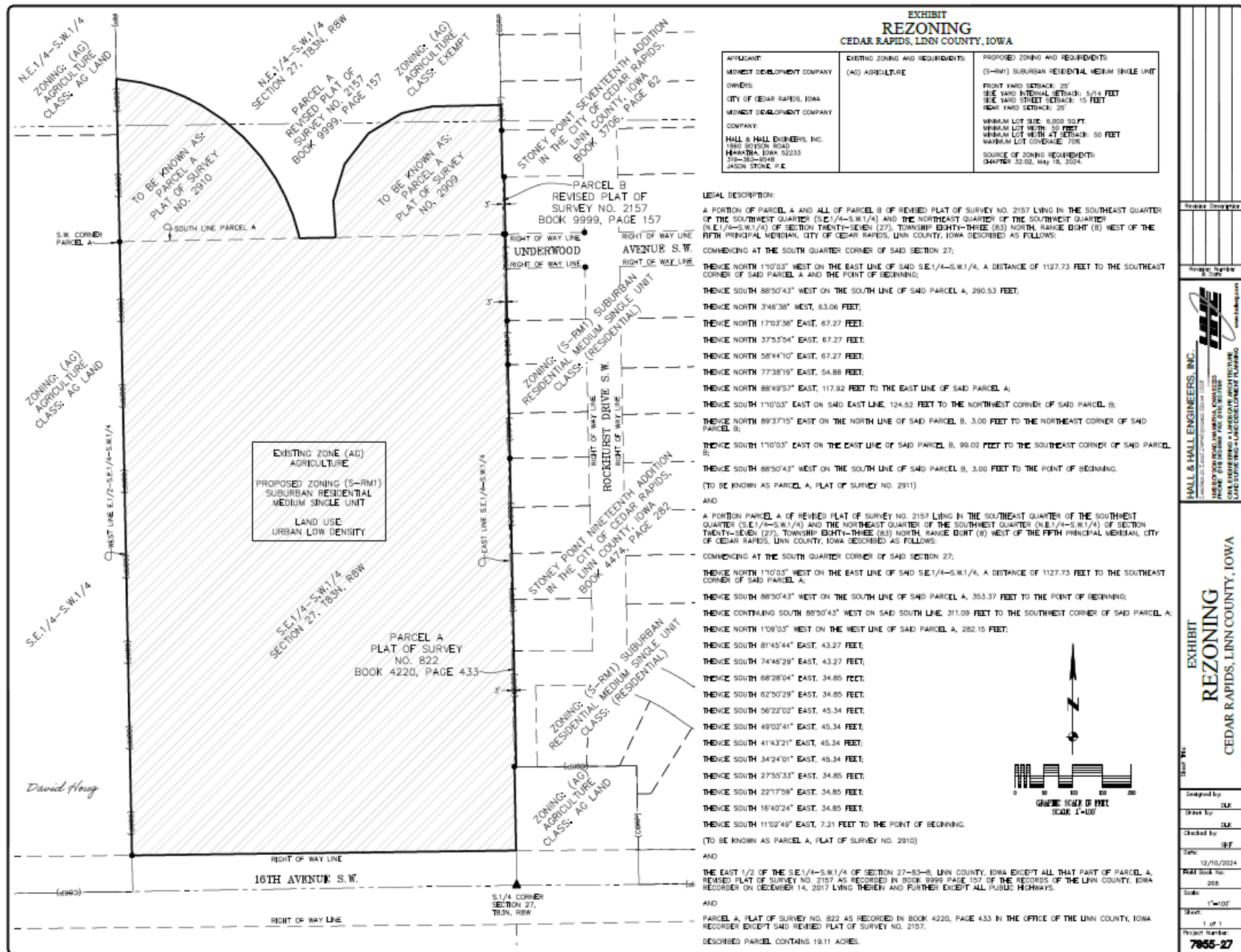
ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Ordinance and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 8th day of April, 2025.

ClerkSignature

# Exhibit A





## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Scott Mather

**Description of Agenda Item:** ORDINANCES – Second and possible Third Readings

Ordinance correcting Ordinance No. 004-25 relating to the collection of tax increment within the Google Urban Renewal Area. CIP/DID #TIF-0099-2024

<b>Council Priority:</b> Not applicable
<b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply

**Background:** The action corrects Ordinance No. 004-25, nunc pro tunc, relating to the collection of tax increment within the Google Urban Renewal Area. On February 11, 2025, City council authorized ordinance 004-25 but the City has learned the ordinance included non-taxable right of way within the legal description. This action corrects this issue by removing the non-taxable right of way portion within the legal description.

**Recommended Action:** City staff recommends approval of the resolution.

**Alternative:** City Council may table and request additional information

**Time Sensitivity:** NA

**Resolution Date:** NA

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

Prepared By and Bill To: City Manager's Office, 319-286-5060

Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

ORDINANCE NO. LEG\_NUM\_TAG

AN ORDINANCE CORRECTING, NUNC PRO TUNC, ORDINANCE NO. 004-25 PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE GOOGLE URBAN RENEWAL AREA OF THE CITY OF CEDAR RAPIDS, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR RAPIDS, COUNTY OF LINN, COLLEGE COMMUNITY SCHOOL DISTRICT AND OTHER TAXING DISTRICTS, SHALL BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH URBAN RENEWAL PROJECT ACTIVITIES UNDERTAKEN IN FURTHERANCE OF THE PLAN FOR THE GOOGLE URBAN RENEWAL AREA (CORRECTED LEGAL DESCRIPTION)

WHEREAS, by Resolution adopted January 28, 2025, this Council adopted the Google Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Google Urban Renewal Area (the "Urban Renewal Area") described therein; and

WHEREAS, this Council also adopted Ordinance No. 004-25 providing for the division of property tax revenues on the taxable property within the Urban Renewal Area under Iowa Code Section 403.19; and

WHEREAS, the County Auditor's office subsequently identified that Ordinance No. 004-25 incorrectly included non-taxable right of way in the description of the property subject to the division of revenues thereunder; and

WHEREAS, the Council now desires to correct Ordinance No. 004-25, nunc pro tunc, by the adoption of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, STATE OF IOWA, THAT:

Section 1. That the legal description of the taxable property located within the Urban Renewal Area to be subject to the division of property tax revenues under Iowa Code Section 403.19 as set forth in the preambles of Ordinance No. 004-25 is hereby corrected, NUNC PRO TUNC, retroactively to the effective date of Ordinance No. 004-25, to read as follows:

Being portions of land located within Sections 12 and 13, in Township 82 North, Range 8 West within the Fifth Principal Meridian, Linn County, Iowa described more or less as follows:

Parcel A of Plat of Survey No. 2834

Section 2. That all other provisions of Ordinance No. 004-25 not affected or otherwise revised by this Ordinance be and the same are hereby ratified, confirmed and approved in all respects.

Section 3. That if any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Introduced this 25th day of March, 2025.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Ordinance and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 8th day of April, 2025.

ClerkSignature