

“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, May 13, 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 – Mental Health Awareness Month
 - ❖ Proclamation – Bike Month

PUBLIC HEARINGS

1. A public hearing will be held to consider repealing Chapter 32B of the Municipal Code, Floodplain Management, and enacting a new Chapter 32B in its place to continue participating in the National Flood Insurance Program, qualify for increased premium discounts for property owners, and adopt higher protection standards within the Special Flood Hazard Areas and for critical facilities in the shaded X Flood Zones (Mathew Langley). **(Council Priority)** CIP/DID #DSD-000003-2025
 - a. First Reading: Ordinance repealing Chapter 32B of the Municipal Code, Floodplain Management, and enacting a new Chapter 32B in its place to continue participating in the National Flood Insurance Program, qualify for increased premium discounts for property owners, and adopt higher protection standards within the Special Flood Hazard Areas and for critical facilities in the shaded X Flood Zones.
2. A public hearing will be held to consider amending Chapter 33D of the Municipal Code, Street Addresses, by defining street naming criteria in Section 33D.07 (Cari Pauli). **(Council Priority)** CIP/DID #STREET-000156-2025
 - a. First Reading: Ordinance amending Chapter 33D of the Municipal Code, Street Addresses, by defining street naming criteria in Section 33D.07.

3. A public hearing will be held to consider the Urban Renewal Plan for the proposed D.C. Taylor Co. Urban Renewal Area and the collection of tax increments therein (Scott Mather). **(Council Priority)** CIP/DID #TIF-0013-2025
 - a. Resolution approving the Urban Renewal Plan for the proposed D.C. Taylor Co. Urban Renewal Area.
 - b. First Reading: Ordinance relating to the collection of tax increments within the D.C. Taylor Co. Urban Renewal Area.
4. A public hearing will be held to consider a Development Agreement with D.C. Taylor Co. for the construction of a new commercial headquarters building at 12th Street and 29th Avenue SW (Scott Mather). **(Council Priority)** CIP/DID #TIF-0013-2025
 - a. Resolution authorizing execution of a Development Agreement with D.C. Taylor Co. for the construction of a new commercial headquarters building at 12th Street and 29th Avenue SW.
5. A public hearing will be held to consider the Urban Renewal Plan for the proposed Ginkgo Ridge Urban Renewal Area and the collection of tax increments therein (Scott Mather). **(Council Priority)** CIP/DID #TIF-0012-2025
 - a. Resolution approving the Urban Renewal Plan for the proposed Ginkgo Ridge Urban Renewal Area.
 - b. First Reading: Ordinance relating to the collection of tax increments within the Ginkgo Ridge Urban Renewal Area.
6. A public hearing will be held to consider a Development Agreement with Ginkgo Ridge LLC for an affordable housing project on Summit Avenue SW (Scott Mather). **(Council Priority)** CIP/DID #TIF-0012-2025
 - a. Resolution authorizing execution of a Development Agreement with Ginkgo Ridge LLC for an affordable housing project on Summit Avenue SW.
7. A public hearing will be held 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 (Jeff Wozencraft). CIP/DID #ANNX-000097-2025
 - a. Resolution authorizing execution of pre-annexation agreements with property owners to set conditions for the annexation of the land.
 - b. Resolution authorizing the annexation of land generally located along Walford Road west of Interstate 380.
8. A public hearing will be held to consider the disposition of property at 1417 5th Avenue SE to Hope Community Development Association (Jeff Wozencraft). **(Council Priority)** CIP/DID #PRD-000779-2024
 - a. Resolution authorizing the disposition and transfer of property at 1417 5th Avenue SE to Hope Community Development Association.

9. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 1st Avenue W and I-380 Southbound Off-Ramp Intersection Realignment project (estimated cost is \$640,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012521-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 1st Avenue W and I-380 Southbound Off-Ramp Intersection Realignment project.
10. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 8th Street NE from 1st Avenue E to A Avenue NE Pavement Rehabilitation project (estimated cost is \$320,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012485-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 8th Street NE from 1st Avenue E to A Avenue NE Pavement Rehabilitation project.
11. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 2025 Curb Ramp Repairs project (estimated cost is \$600,000) (Ben Worrell). **(Council Priority)** CIP/DID #3016016-25
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 2025 Curb Ramp Repairs project.
12. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Skyhawks Park ADA Compliance project (estimated cost is \$260,000) (Jeff Koffron). CIP/DID #PUR0425-261
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Skyhawks Park ADA Compliance project.
13. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Tuma Sports Complex ADA Compliance project (estimated cost is \$1,492,000) (Jeff Koffron). **(Council Priority)** CIP/DID #PUR0425-262
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Tuma Sports Complex ADA Compliance 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.

14. Motion to approve the minutes.
15. Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects. CIP/DID #FIN2025-09
16. Resolution adopting the Water Division's fiscal year 2026 fee schedule for miscellaneous laboratory service charges. CIP/DID #WTR-FY26-00
17. Resolution adopting the Water Division's fiscal year 2026 fee schedule for miscellaneous service charges. CIP/DID #WTR-FY26-01
18. Resolution adopting the Water Pollution Control Division's fiscal year 2026 flat sewer rates for unmetered water supplies being discharged into the City's sanitary sewer system. CIP/DID #WPC-FY26-00
19. Resolution adopting the Water Pollution Control Division's fiscal year 2026 special sewer rates for wastewater that is hauled directly to the Water Pollution Control Facility for treatment. CIP/DID #WPC-FY26-01
20. Resolution adopting the Solid Waste and Recycling Division's fiscal year 2026 fee schedule for nuisance abatement and service charges. CIP/DID #SWM-FY26-01
21. Resolution of support and authorizing local match funds for an application by Ginkgo Ridge LLC to the Iowa Economic Development Authority for Workforce Housing Tax Credits for a housing redevelopment project at 1202-1226 Summit Avenue SW. **(Council Priority)** CIP/DID #TIF-0012-2025
22. Resolution of support and authorizing local match funds for an application by Rose Cottage 2, LC to the Iowa Economic Development Authority for Workforce Housing Tax Credits for a housing redevelopment project at 8503-8519 Prairie View Lane SW. **(Council Priority)** CIP/DID #URTE-0061-2025
23. Resolution of support and authorizing local match funds for an application by The Vesnice LLC to the Iowa Economic Development Authority for Workforce Housing Tax Credits for a mixed-use redevelopment project at 116 16th Avenue SE. **(Council Priority)** CIP/DID #DISP-0045-2023
24. Resolution accepting the established fair market value in the amount of \$980 for the acquisition of a temporary construction easement for land at 4202 Twin Pine Drive NE, owned by Zachary and Alexandra Zahn, in connection with the 42nd Street NE Improvements – Phase 1 from River Ridge Drive to Pine View Drive project. **(Paving for Progress)** CIP/DID #3012188-00
25. Resolution authorizing the Fire Chief or the Chief's designee to execute Agreements for Use, Release, and Indemnification for non-burn exercises and live fire training through April 30, 2030. CIP/DID #FIR0425-0104

26. Resolution setting a public hearing for May 27, 2025 to consider the vacation of a 10-foot utility easement at 5915 and 5955 4th Street SW as requested by Corridor Developers, L.L.C. **(Council Priority)** CIP/DID #EASE-000062-2025
27. Resolution setting a public hearing for May 27, 2025 to consider the vacation and disposition of public ways and grounds in and to a 0.39-acre parcel of right of way west of and adjacent to 2825 Prairie Ridge Drive SW as requested by Prairie Pine Properties, LLC. **(Council Priority)** CIP/DID #ROWV-000157-2025
28. Motions setting public hearing dates for:
- a. May 27, 2025 – to consider a second amendment to the fiscal year 2025 budget. CIP/DID #FIN2024-11
 - b. May 27, 2025 – to consider repealing Chapter 42 of the Municipal Code, Solicitors and Transient Merchants, and enacting a new Chapter 42 in its place to amend definitions, license requirements, and parking regulations. CIP/DID #PD0060
 - c. May 27, 2025 – to consider repealing Chapter 42A of the Municipal Code, Mobile Food Vendors, and enacting a new Chapter 42A in its place to amend definitions, vending and parking regulations, and license exemptions. CIP/DID #ZONE-0005-2016
 - d. May 27, 2025 – to consider amending Chapter 62 of the Municipal Code, Offenses Against Public Peace and Morals, to better address safety concerns in Section 62.19, Obstructing Sidewalks or Other Public Ways. CIP/DID #PD0080
 - e. May 27, 2025 – to consider an application for Community Development Block Grant-CV funds being offered by the Iowa Economic Development Authority for Willis Dady Homeless Services' homelessness operations. **(Council Priority)** CIP/DID #CDBG-CV-FY25
 - f. May 27, 2025 – to consider a change of zone for property at 1712 32nd Street NE and 3201 and 3215 Carlisle Street NE from T-ML, Traditional Mixed Use Limited District, and S-RM1, Suburban Residential Medium Single Unit District, to T-MC, Traditional Mixed Use Center District, as requested by Mirami, LLC. **(Council Priority)** CIP/DID #RZNE-000215-2025
 - g. May 27, 2025 – to consider a change of zone for property at 4051 River Center Court NE from T-ML, Traditional Mixed Use Limited District, to S-MC, Suburban Mixed Use Community Center District, as requested by Zone Up, LLC. **(Council Priority)** CIP/DID #RZNE-000179-2025
29. 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. May 27, 2025 – Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill, Bid Package 1 – North Side project (estimated cost is \$700,000). **(Council Priority)** CIP/DID #301878-02
 - b. May 27, 2025 – GTC Parking Lot Repairs project (estimated cost is \$343,000). CIP/DID #PUR0425-286
 - c. May 27, 2025 – Repair of Water Service Lines FY26 project (estimated cost is \$1,000,000). CIP/DID #521108-26
30. Motion assessing civil penalty for violation of State Code regarding the sale of alcohol to minors against:
- a. The Stadium Bar and Grill, 957 Rockford Road SW (second offense – \$1,500 and 30-day suspension). CIP/DID #LIQR005710-01-2023

31. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Alliant Energy PowerHouse, 370 1st Avenue NE.
 - b. The Avacentre – Cedar Rapids, 2121 Bowling Street SW.
 - c. CVS/Pharmacy #8526, 4116 Center Point Road NE.
 - d. CVS/Pharmacy #8532, 2711 Mount Vernon Road SE.
 - e. The Gas Spot, 2904 Center Point Road NE (new – change to class E liquor license).
 - f. The Gas Spot, 4201 Center Point Road NE (new – change to class E liquor license).
 - g. The Gas Spot, 1001 1st Avenue SW (new – change to class E liquor license).
 - h. Granite City Food & Brewery, 4755 1st Avenue SE.
 - i. Midtown Station, 715 2nd Avenue SE.
 - j. Nick’s Bar & Grill, 4958 Johnson Avenue NW (5-day license for an event at 5000 J Street SW).
 - k. Pilot Travel Center #1092, 8950 Earhart Lane SW.
 - l. Red Ginger, 2230 Edgewood Road SW.
 - m. Red Lion Lounge, 3970 Center Point Road NE.
 - n. Red Robin America’s Gourmet Burgers & Spirits, 4625 1st Avenue SE.
 - o. Rock Bar American Grill, 219 2nd Avenue SE.
 - p. Sandlot Sports, 4655 Tower Terrace Road NE.
 - q. Third Base Brewery, 500 Blairs Ferry Road NE.
 - r. Time Out Lounge, 3230 16th Avenue SW.
 - s. Tobacco Outlet Plus #520, 124 Collins Road NE.
 - t. Traveling Tapster, 3316 Rosewood Court NE (5-day license for an event at Brucemore, 2160 Linden Drive SE).
 - u. Traveling Tapster, 3316 Rosewood Court NE (5-day license for an event at Brucemore, 2160 Linden Drive SE).
32. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2025-01
 - b. Payroll. CIP/DID #FIN2025-02
33. Resolution thanking the following individual:
- a. Vote of thanks to Tracey Achenbach for serving on the Affordable Housing Commission. CIP/DID #CDF-0040-2018
34. Resolutions approving special event applications and road closures for:
- a. Houby Days on May 17 and 18, 2025. CIP/DID #EVENT-96197-2025
 - b. Up N Smokin’ Jam on May 17, 2025. CIP/DID #EVENT-96007-2025
35. Resolutions approving assessment actions:
- a. Intent to assess – Solid Waste and Recycling – cleanup costs – 12 properties. **(Council Priority)** CIP/DID #SWM-008-25
 - b. Levy assessment – Solid Waste and Recycling – cleanup costs – three properties. **(Council Priority)** CIP/DID #SWM-005-25
 - c. Levy assessment – Water Division – delinquent municipal utility bills – 27 properties. CIP/DID #WTR032525-01
 - d. Levy assessment – Water Division – delinquent municipal utility bills – 20 properties. CIP/DID #WTR040825-01

36. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
- PCC pavement in Prairie Landing 4th Addition and 4-year Maintenance Bond submitted by Central States Concrete, LLC in the amount of \$309,858. CIP/DID #FLPT-000283-2024
 - Sanitary sewer in Prairie Landing 4th Addition and 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$120,400. CIP/DID #FLPT-000283-2024
 - Storm sewer in Prairie Landing 4th Addition and 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$233,788.50. CIP/DID #FLPT-000283-2024
 - Water system improvements in American Prairie 4th Addition and 4-year Maintenance Bond submitted by Concise Earth Construction, LLC in the amount of \$90,890, and authorizing reimbursement to Prairie Land Development, LLC for an amount not to exceed \$6,552 for upsized water main. CIP/DID #2022090-02
37. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
- Ellis Golf Course ADA Improvements project, Change Order No. 6 in the amount of \$39,988.88, final payment in the amount of \$21,914.56 and 2-year Performance Bond submitted by Dave Schmitt Construction (original contract amount was \$262,114.29; final contract amount is \$438,290.92). CIP/DID #PUR0324-234
 - Central Fire & Fire Station #3 ADA Renovations project, final payment in the amount of \$22,835.57 and 2-year Performance Bond submitted by McComas-Lacina Construction, LC (original contract amount was \$407,000; final contract amount is \$459,798.83). CIP/DID #PUR1123-156
38. Resolution approving final plat:
- Data Center Campus Second Addition for land north of 76th Avenue SW and west of Edgewood Road SW. **(Council Priority)** CIP/DID #FLPT-000176-2025
39. Resolutions approving actions regarding purchases, contracts and agreements:
- Grant application in the amount of \$50,000 to the Housing Fund for Linn County for a Housing Initiatives Grant to provide deposit payment assistance. **(Council Priority)** CIP/DID #OB363680
 - Commitment to Award and Accept Funds in the amount of \$295,000 with the Iowa Homeland Security and Emergency Management Department for reallocated 2022 grant funds for Iowa Task Force 1. CIP/DID #FIR0425-0103
 - 28E Agreement with the Linn County Sheriff's Office to acquire and implement a new public safety software system. CIP/DID #IT2025-006
 - Purchase of National Flood Insurance Program coverage for fiscal year 2026 through Selective Insurance Company of America for an amount not to exceed \$175,000. CIP/DID #FIN2025-10
 - Amendment No. 2 to the contract with TrueNorth Companies, LC for insurance consultant services for the Finance Department to add services for an amount not to exceed \$78,969 (original contract amount was \$575,000; total contract amount with this amendment is \$653,969). CIP/DID #PUR0615-247
 - Amendment No. 2 to the contract with Motorola Solutions, Inc. for portable radios, accessories, maintenance and support for the Fire Department to increase volume for an amount not to exceed \$95,000 (original contract amount was \$899,500; total contract amount with this amendment is \$994,500). CIP/DID #PUR0424-267
 - Amendment No. 1 to renew the contract with Harms Oil Company for fuel products and services for the Fleet Services Division for two years for a total amount not to exceed \$7,600,000 (original contract amount was \$7,600,000; renewal contract amount is \$7,600,000). CIP/DID #PUR0423-281

- h. Contract with Ark Data Centers, LLC for cross connect and colocation services for the Information Technology Department for three years for a total amount not to exceed \$149,908.32. CIP/DID #PUR0425-269
- i. Annual maintenance agreement with Intergraph Corp. in the amount of \$232,119.60 for the Joint Communications Agency's computer-aided dispatch system for fiscal year 2026. CIP/DID #IT2025-005
- j. Amending Resolution No. 0240-02-25, which authorized the Information Technology Department to purchase PeopleSoft Financials software maintenance and support from Mythics, to increase volume for an amount not to exceed \$58,537.76 (original contract amount was \$135,501.27; total contract amount with this amendment is \$194,039.03). CIP/DID #IT2025-002
- k. Amendment No. 8 to renew the contract with Foundation 2 for justice and mental health collaboration for the Police Department for an annual amount not to exceed \$159,974 (original contract amount was \$59,134; renewal contract amount is \$159,974). CIP/DID #PUR0521-307
- l. Fleet Services Division purchase of 12 Ford Police Interceptor utility vehicles from Stivers Ford Lincoln for the Police Department for a total amount of \$536,438. CIP/DID #FLT169
- m. Fleet Services Division purchase of three flatbed truck bodies with swaploader systems for the Streets Division from Henderson Products, Inc. for a total amount of \$638,346. CIP/DID #FLT170
- n. Amendment No. 8 to the contract with Ferguson Waterworks for water meter installation for the Water Division to extend the contract and add services in the amount of \$425,000 (original contract amount was \$600,000; total contract amount with this amendment is \$1,025,000). CIP/DID #PUR0721-029
- o. Amendment No. 1 to the contract with Wulfekuhle Injection and Pumping Inc. for emergency pumping, hauling and land applying of untreated wastewater for the Water Pollution Control Facility to extend the contract and increase volume for an amount not to exceed \$250,000 (original contract amount was \$250,000; total contract amount with this amendment is \$500,000). CIP/DID #PUR0325-260
- p. Amendment No. 2 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. for an amount not to exceed \$10,005 for additional services in connection with the WPC Feeder Main Extension project (original contract amount was \$538,176; total contract amount with this amendment is \$609,163). CIP/DID #2024040-01
- q. Amendment No. 2 to the Professional Services Agreement with Foth Infrastructure & Environment, Inc. for an amount not to exceed \$65,168 for design services in connection with the 4th Street SE from 6th Avenue to 10th Street Newbo Quiet Zone Improvements project (original contract amount was \$103,416; total contract amount with this amendment is \$264,880). CIP/DID #301976-01
- r. Professional Services Agreement with HR Green, Inc. for an amount not to exceed \$464,982 for design services in connection with the Cedar Lake South Cell Forebay project. CIP/DID #304534-01
- s. Amendment No. 2 to the Professional Services Agreement with OPN Architects for an amount not to exceed \$3,000 for design services in connection with the Parking Ramp at 1st and 1st West project (original contract amount was \$1,295,570; total contract amount with this amendment is \$1,436,645). **(Council Priority)** CIP/DID #635139-01
- t. Amendment No. 8 to the Professional Services Agreement with Shoemaker & Haaland Professional Engineers for an amount not to exceed \$100,000 for design services in connection with the On-Call Storm & Sanitary Sewer projects (original contract amount was \$250,000; total contract amount with this amendment is \$350,000). CIP/DID #304990-18

- u. Amendment No. 2 to the Professional Services Agreement with Stanley Consultants, Inc. for an amount not to exceed \$80,000 for design services in connection with the Hoosier Lift Station and South Hoosier Lift Station Improvements project (original contract amount was \$937,953; total contract amount with this amendment is \$1,017,953). CIP/DID #6550107-01
- v. Change Order No. 2 in the amount of \$8,809.28 with Boomerang Corp. for the Big Cedar Industrial Center Water Main Extension (Phase 1) project (original contract amount was \$3,036,382; total contract amount with this amendment is \$3,388,453.28). CIP/DID #6250122-01
- w. Change Order No. 15 deducting the amount of \$207,319.16 with Boomerang Corp. for the Czech Village 12th Avenue SW Detention Basin project (original contract amount was \$1,873,929; total contract amount with this amendment is \$1,834,882.59). **(Council Priority)** CIP/DID #3313520-62
- x. Change Order No. 2 in the amount of \$33,978 with Boomerang Corp. for the Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements project (original contract amount was \$949,309.95; total contract amount with this amendment is \$1,193,537.04). CIP/DID #327003-02
- y. Change Order No. 13 in the amount of \$45,558.93 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 \$8,088,683.87). CIP/DID #301956-02
- z. Change Order No. 2 deducting the amount of \$19,092,466 with Bowen Engineering for the WPCF Process Improvements – Contract 2 project (original contract amount was \$348,307,500; total contract amount with this amendment is \$324,405,916). CIP/DID #6150059-01
- aa. Change Order No. 4 in the amount of \$7,389 with Eastern Iowa Excavating & Concrete, LLC for the 4th Street SE from 1st Avenue E to 5th Avenue SE East Central Quiet Zone Improvements project (original contract amount was \$380,637.05; total contract amount with this amendment is \$448,954.30). **(Council Priority)** CIP/DID #306299-04
- ab. Change Order No. 2 in the amount of \$173,138.84 with McComas-Lacina Construction LC for the Parking Ramp at 1st and 1st West project (original contract amount was \$17,841,000; total contract amount with this amendment is \$18,246,490.02). CIP/DID #635139-02
- ac. Change Order No. 8 in the amount of \$3,045 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 \$4,916,402.36). **(Paving for Progress)** CIP/DID #301998-15
- ad. Change Order No. 4 in the amount of \$2,677.50 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 \$3,511,398.25). CIP/DID #6550034-02
- ae. Change Order No. 28 in the amount of \$7,720 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 \$23,048,337.83). **(Council Priority)** CIP/DID #3314510-20
- af. Change Order No. 9 in the amount of \$51,553.40 with Rathje Construction Co. for the 35th St NE from Oakland Rd to F Ave Pavement Reconstruction project (original contract amount was \$3,645,381.91; total contract amount with this amendment is \$4,047,749.97). **(Paving for Progress)** CIP/DID #3012336-02

- ag. Change Order No. 1 in the amount of \$33,554 with S2 Construction, LLC for the FY 2025 Tree and Vegetation Removal project (original contract amount was \$197,918; total contract amount with this amendment is \$231,472). CIP/DID #301990-32
- ah. Amendment No. 1 to the Development Agreement with D Taggart Holdings, Inc. for a housing project along the 900 block of M Street and 1213 N Street SW. **(Council Priority)** CIP/DID #TIF-0081-2023
- ai. Amendment No. 1 to the Development Agreement with The Fountains, LLC for an infill master development at 5100 Edgewood Road NE. **(Council Priority)** CIP/DID #92-12-011
- aj. Amendment to the Lease Agreement with D.C. Taylor Co. for property at 500 Stickle Drive NE to accommodate an early termination provision and access to the building for future storage for the Cedar River Flood Control System. **(Council Priority)** CIP/DID #3314200-00
- ak. Encroachment Agreement for the existing Franklin Middle School running track, water control cabinet and fence north of E Avenue NE and west of 20th Street NE as requested by the Cedar Rapids Community School District. **(Council Priority)** CIP/DID #ENCR-000400-2025
- al. 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
- am. Accepting a Warranty Deed from VRE Cedar Rapids 7B, LLC for the dedication of street right of way along the west side of Edgewood Road SW, south of Williams Boulevard SW. **(Council Priority)** CIP/DID #ASDP-000912-2024
- an. Purchase Agreement in the amount of \$1 and accepting a Permanent Easement for Stormwater Storage from TrueNorth Real Estate, LC for land at 500 1st Street SE in connection with the Cedar River Flood Control project. **(Council Priority)** CIP/DID #3315200-00
- ao. Granting a Temporary Easement for Construction for land at 309, 313, 317, 321, 325 and 329 F Avenue NW as requested by Interstate Power and Light Company. **(Council Priority)** CIP/DID #TIF-0080-2023
- ap. Granting a Temporary Staging Easement for land at 838 and 1010 1st Street NW in the amount of \$62,112 as requested by Ryan Companies US, Inc. CIP/DID #TIF-0080-2023
- aq. Settlement and Release Agreement in the case known as Roy Grapes v. City of Cedar Rapids, Iowa Workers' Compensation Commissioner Claim Nos. 20005415.01, 21009519.01, 23006333.01 and 23700815.01. CIP/DID #ATT000072
- ar. Settlement and Release Agreement in the case known as Ryan Rasmussen v. City of Cedar Rapids, Iowa Workers' Compensation Commissioner Claim No. 24700361.01. CIP/DID #ATT000071
- as. Awarding and approving contract in the amount of \$244,400, bond and insurance of Play-Pro Recreation for the Playground Equipment at Fox Trail Park project (estimated cost was \$245,000). **(Council Priority)** CIP/DID #PUR0325-246

REGULAR AGENDA

40. Report on the receipt of bids for General Obligation Bonds, Series 2025A, Taxable General Obligation Bonds, Series 2025B, and Water Revenue Bonds, Series 2025C (Jon Burmeister, PFM Financial Advisors LLC). CIP/DID #FIN2024-13
 - a. Resolution directing sale of \$62,255,000 (subject to adjustment per terms of offering) General Obligation Bonds, Series 2025A.
 - b. Resolution directing sale of \$2,575,000 (subject to adjustment per terms of offering) Taxable General Obligation Bonds, Series 2025B.
 - c. Resolution directing sale of \$11,175,000 (subject to adjustment per terms of offering) Water Revenue Bonds, Series 2025C.
41. Report on bids for the Walford Road from 6th Street SW to 1,350 Feet West project (estimated cost is \$1,570,000) (Ken DeKeyser). **(Council Priority)** CIP/DID #301919-02
 - a. Resolution awarding and approving contract in the amount of \$1,019,947.91, bond and insurance of E & F Paving Co., LLC for the Walford Road from 6th Street SW to 1,350 Feet West project.
42. Report on bids for the 60th Avenue SW At-Grade Railroad Crossing Improvements project (estimated cost is \$200,000) (Ben Worrell). CIP/DID #3018043-01
 - a. Resolution awarding and approving contract in the amount of \$202,817, bond and insurance of Eastern Iowa Excavating & Concrete, LLC for the 60th Avenue SW At-Grade Railroad Crossing Improvements project.
43. Report on bids for the Water Pollution Control Feeder Main Extension project (estimated cost is \$3,450,000) (Brandon Jennings). CIP/DID #2024040-02
 - a. Resolution awarding and approving contract in the amount of \$2,357,796.50, bond and insurance of Boomerang Corp. for the Water Pollution Control Feeder Main Extension project.
44. Report on bids for the Replace Third Floor Roof at the Downtown Library project (estimated cost is \$295,000) (Jason Stancliffe). CIP/DID #PUR0325-253
 - a. Resolution awarding and approving contract in the amount of \$217,702, bond and insurance of T&K Roofing Company for the Replace Third Floor Roof at the Downtown Library project.
45. Presentation and resolution of support and authorizing local match funds for an application by Stone Creek Apartments, LLC to the Iowa Economic Development Authority for Workforce Housing Tax Credits for a housing redevelopment project at 3445 and 3355 Stone Creek Circle SW (Scott Mather). **(Council Priority)** CIP/DID #URTE-0060-2025

ORDINANCES

Second and possible Third Readings

46. Ordinance 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
47. Ordinance 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
48. Ordinance 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
49. Ordinance 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
50. Ordinance 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
51. Ordinance 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
52. Ordinance granting a change of zone for property at 1406 and 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. **(Council Priority)** CIP/DID #RZNE-000113-2025
53. Ordinance 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
54. Ordinance granting a change of zone for property at 3445 and 3355 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. **(Council Priority)** CIP/DID #RZNE-000109-2025
55. Ordinance granting 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
56. Ordinance 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

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 as soon as possible but no later than 48 hours before the event.

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



Council Agenda Item Cover Sheet

Submitting Department: Development Services

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

Presenter at Meeting: Mathew Langley

Description of Agenda Item: PUBLIC HEARINGS

CIP/DID # DSD-000003-2025

Council Priority: Not applicable
EnvisionCR Goal: ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

Background: The US Department of Housing and Urban Development adopted their own flood hazard standards, tying these new standards to all HUD programs including loan programs, Community Development Block Grants, etc. To reach these programs whether as individuals or as communities all new housing must be elevated to 2 feet above the Base Flood Elevation.

Recommended Action: Adoption of the ordinance to maintain compliance with and availability of HUD programs to the City and Residents.

Alternative: Council may delay and request additional information

Time Sensitivity: medium

Resolution Date:

Budget Information:

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

ORDINANCE NO. LEG_NUM_TAG

AN ORDINANCE REPEALING CHAPTER 32B OF THE MUNICIPAL CODE, FLOODPLAIN MANAGEMENT, AND ENACTING A NEW CHAPTER 32B IN ITS PLACE TO CONTINUE PARTICIPATING IN THE NATIONAL FLOOD INSURANCE PROGRAM, QUALIFY FOR INCREASED PREMIUM DISCOUNTS FOR PROPERTY OWNERS, AND ADOPT HIGHER PROTECTION STANDARDS WITHIN THE SPECIAL FLOOD HAZARD AREAS AND FOR CRITICAL FACILITIES IN THE SHADED X FLOOD ZONES.

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

Section 1. Chapter 32B of the Cedar Rapids Municipal Code is hereby repealed and in its place a new Chapter 32B is enacted as follows:

“CHAPTER 32B FLOODPLAIN MANAGEMENT ORDINANCE

32B.01 – Legal Authority, Findings of Fact and Purpose

1. The Legislature of the State of Iowa has in Chapter 414, Code of Iowa, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.
2. Findings of Fact
 - A. The flood hazard areas of the City of Cedar Rapids are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare of the community.
 - B. These flood losses, hazards, and related adverse effects are caused by: (i) The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.
 - C. This chapter relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources.
3. Statement of Purpose

It is the purpose of this chapter to protect and preserve the rights, privileges and property of the City of Cedar Rapids and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in 32B.01(2)(A) of this chapter with provisions designed to:

- A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
- B. Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.
- C. Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
- D. Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
- E. Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

32B.02 – Definitions

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter it's most reasonable application.

- 1. Applicant – Person or persons, firm, corporation, government, or other entity that has applied for a permit to develop land in the floodplain.
- 2. Appurtenant Structure – A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.
- 3. Base Flood – The flood having one (1) percent chance of being equaled or exceeded in any given year. (Also commonly referred to as the “100-year flood”).
- 4. Base Flood Elevation (BFE) – The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.
- 5. Basement – Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see “lowest floor.”
- 6. Development – Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. “Development” does not include “minor projects” or “routine maintenance of existing buildings and facilities” as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.
- 7. Enclosed Area Below Lowest Floor – The floor of the lowest enclosed area in a building when all the following criteria are met:
 - A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of 32B.07(2)(D)(1) of this chapter, and
 - B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking, or storage, and

- C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least two (2) feet above the base flood elevation, and
 - D. The enclosed area is not a “basement” as defined in this section.
- 8. Existing Construction – Any structure for which the “start of construction” commenced before the effective date of the first floodplain management regulations adopted by the community.
 - 9. Existing Factory-Built Home Park Or Subdivision – A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.
 - 10. Expansion Of Existing Factory-Built Home Park Or Subdivision – The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
 - 11. Factory-Built Home – Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this chapter factory-built homes include mobile homes, manufactured homes, and modular homes; and also include “recreational vehicles” which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.
 - 12. Factory-Built Home Park Or Subdivision – A parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.
 - 13. Five Hundred (500) Year Flood – A flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.
 - 14. Flood – A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.
 - 15. Flood Insurance Rate Map (FIRM) – The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.
 - 16. Flood Insurance Study (FIS) – A report published by FEMA for a community issued along with the community’s Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.
 - 17. Floodplain – Any land area susceptible to being inundated by water as a result of a flood.
 - 18. Floodplain Management – An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

19. Floodproofing – Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.
20. Floodway – The channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.
21. Floodway Fringe – Those portions of the Special Flood Hazard Area outside the floodway.
22. High Damage Potential – The flood damage potential associated with habitable residential buildings or industrial, commercial, or public buildings or building complexes of which flooding would result in high public damages as determined by the Iowa Department of Natural Resources.
23. Highest Adjacent Grade – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
24. Historic Structure – Any structure that is:
 - A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;
 - B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,
 - D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either
 - i) an approved state program as determined by the Secretary of the Interior or
 - ii) directly by the Secretary of the Interior in states without approved programs.
25. Low Damage Potential – All buildings, building complexes or flood plain use not defined as maximum or high damage potential.
26. Lowest Floor – The floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of Enclosed Area below Lowest Floor are met.
27. Maximum Damage Potential Development – Hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.

28. Minor Projects – Small development activities (except for filling, grading and excavating) valued at less than \$500.
29. New Construction – (new buildings, factory-built home parks) – Those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.
30. New Factory-Built Home Park Or Subdivision – A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.
31. Recreational Vehicle – A vehicle which is:
 - A. Built on a single chassis;
 - B. Four hundred (400) square feet or less when measured at the largest horizontal projection;
 - C. Designed to be self-propelled or permanently towable by a light duty truck; and
 - D. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.
32. Regulatory Floodway – See definition of Floodway.
33. Routine Maintenance of Existing Buildings and Facilities – Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:
 - A. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
 - B. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
 - C. Basement sealing;
 - D. Repairing or replacing damaged or broken window panes;
 - E. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.
34. Special Flood Hazard Area (SFHA) – The land within a community subject to the “base flood”. This land is identified on the community’s Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.
35. Start Of Construction – Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the

placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

- 36. Structure – Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory- built homes, storage tanks, grain storage facilities and/or other similar uses.
- 37. Substantial Damage – Damage of any origin sustained by a structure whereby the cost of restoring the structure, to a before-damaged condition would equal or exceed forty (40) percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

Substantial damage also means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of such flood event, on the average, equals or exceeds 20 percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

- 38. Substantial Improvement – Any improvement to a structure which satisfies any of the following criteria:
 - A. If the proposed work is located in the Floodway then the substantial improvement criteria is any repair, improvements, modifications, reconstruction or addition of a structure taking place during a 10 year period, the cumulative cost of which equals or exceeds twenty-five (25) percent of the market value of the structure either (i) before the “start of construction” of the first improvement of the structure, or (ii) if the structure has been “substantially damaged” and is being restored, before the damage occurred.
 - B. For structures located in any mapped 1% annual chance flood zone (A, AE, or similar zones identified on the FIRMs and FIS) any improvements, modifications, repairs, reconstructions or additions of a structure taking place during a 10-year period, the cumulative cost of which, equals or exceeds forty (40) percent of the market value of the structure either (i) before the “start of construction” of the first improvement of the structure, or (ii) if the structure has been “substantially damaged” and is being restored, before the damage occurred.
 - C. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

Any addition to a building must meet the protection requirements of this ordinance regardless of substantial improvement requirements outlined in 32B.02.38.

The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which

have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

The term also does not include any alteration of an “historic structure”, provided the alteration will not preclude the structure’s designation as an “historic structure”. To determine if this criteria is met, either the State Historic Preservation Office or a qualified practicing design professional meeting the Secretary of the Interior’s Professional Qualification Standards must provide a letter certifying that the proposed work will not preclude the structure’s designation as a historic structure.

39. Variance – A grant of relief by the Cedar Rapids Board of Adjustment as provided for in this chapter, from the strict application of the floodplain management regulations to a particular Development.
40. Violation – The failure of a structure or other development to be fully compliant with the community’s floodplain management regulations.

32B.03 – General Provisions

1. Ordinance Effective Date

This Ordinance, upon adoption by Council, becomes effective after its passage and publication as required by law. .

2. Lands to Which Chapter Applies

The provisions of this chapter shall apply to all lands within the jurisdiction of the City of Cedar Rapids shown on the Official Floodplain Zoning Map, as established in Section 32B.03.3, and that are within the Mapped Flood Zones identified on the FIRMs and FISs as established in Section 32B.05.

3. Establishment of Official Floodplain Zoning Map

The Flood Insurance Rate Map (FIRM) for Linn County and Incorporated Areas, City of Cedar Rapids, consisting of panels 19113C0270E, 0279E, 0280E, 0283E, 0284E, 0287E, 0290E, 0291E, 0314E, 0385E, 0395E, 0410E, 0415E, 0420E, 0435E, 0440E, 0535E, and 0550E dated July 20, 2021; and Panels 19113C0295F, 0311F, 0313F, 0405F, and 0430F dated May 22, 2024; and which were prepared as part of the Flood Insurance Study for Linn County, is hereby adopted by reference, and declared to be the Official Floodplain Zoning Map. The flood profiles and all explanatory material contained with the Flood Insurance Study are also declared to be a part of this chapter. The Official Floodplain Zoning Map shall be kept on file and available for public inspection at the Development Services Department.

4. Rules for Interpretation of Flood Zone Boundaries

The boundaries of the Flood Zones shall be determined by scaling distances on the Official Floodplain Zoning Map. The Administrator shall interpret the Official Floodplain Zoning Map to determine the boundaries of Flood Zones.

The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Administrator in the determination of any such areas, or otherwise in the enforcement or administration of this chapter.

5. Compliance

No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this chapter.

6. Abrogation and Greater Restrictions

It is not intended by this chapter to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter imposes greater restrictions, the provision of this chapter shall prevail. All other chapters inconsistent with this chapter are hereby repealed to the extent of the inconsistency only.

7. Interpretation

The provisions of this chapter shall be interpreted and applied to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by any other law or regulation.

8. Warning and Disclaimer of Liability

The standards required by this chapter are considered reasonable for regulatory purposes. This chapter does not imply that areas outside the designated Flood Zones will be free from flooding or flood damages. This chapter shall not create liability on the part of the City of Cedar Rapids or any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made there under.

32B.04 – Administration

1. Appointment, Duties and Responsibilities of Local Official

A. The Floodplain Administrator is hereby appointed to implement and administer the provisions of this chapter and will herein be referred to as the Administrator.

B. Duties and responsibilities of the Administrator shall include, but not necessarily be limited to the following:

- 1) Review all floodplain development permit applications to assure that the provisions of this chapter will be satisfied.
- 2) Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local governmental agencies including approval when required from the Iowa Department of Natural Resources for floodplain construction.
- 3) Record and maintain a record of (i) the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved structures or (ii) the elevation to which new or substantially improved structures have been floodproofed.
- 4) Notify adjacent communities/counties and the Iowa Department of Natural Resources prior to any proposed alteration or relocation of a watercourse

and submit evidence of such notifications to the Federal Emergency Management Agency.

- 5) Keep a record of all permits, appeals and such other transactions and correspondence pertaining to the administration of this chapter.
- 6) Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.
- 7) Notify the Federal Insurance Administrator of any annexations or modifications to the community's boundaries.
- 8) Review subdivision proposals to ensure such proposals are consistent with the purpose of this ordinance and advise the Board of Adjustment of potential conflict.
- 9) Maintain the accuracy of the community's Flood Insurance Rate Maps when;
 - a. Development placed within a Mapped Floodway results in any of the following:
 - (i) An increase in the Base Flood Elevations, or
 - (ii) Alteration to the floodway boundary
 - b. Development placed in Zones A & AE, that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or
 - c. Development relocates or alters a channel or waterbody within Zone A or AE
- 10) Perform site inspections to determine compliance with the standards of this chapter.
- 11) Forward all appeals and requests for Variances to the Board of Adjustment for consideration, including all necessary information submitted with applications as well as any additional information deemed necessary to the Board of Adjustment.

2. Floodplain Development Permit

- A. Permit Required – A Floodplain Development Permit issued by the Administrator is required prior to any Development within a floodplain.
- B. Application for Permit – Application shall be made on forms furnished by the Administrator and shall include the following:
 - 1) Description of the work to be covered by the permit for which application is to be made.
 - 2) Description of the land on which the proposed work is to be done (i.e., lot, block, track, street address or similar description) that will readily identify and locate the work to be done.

- 3) Location and dimensions of all structures and additions
 - 4) Indication of the use or occupancy for which the proposed work is intended.
 - 5) Elevation of the base flood.
 - 6) Elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of structures or of the level to which a structure is to be floodproofed.
 - 7) For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.
 - 8) Such other information as the Administrator deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this chapter.
- C. Action on Permit Application – The Administrator shall make a determination as to whether the proposed floodplain Development meets the applicable standards of this chapter and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore. The Administrator shall not issue permits for Variances except as directed by the Board of Adjustment.
- D. Construction and Use to be as provided in Application and Plans – Floodplain Development Permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement, or construction that is not part of an approved plan and application shall be deemed a violation of this chapter.
- E. Certification of Completed Development – Within 30 days of the completion of any Development for which a Floodplain Development Permit was issued, and before any use or occupancy of any structure will be allowed, the Applicant shall submit certification by a licensed professional engineer or land surveyor, as appropriate, licensed in the State of Iowa, that the finished fill, structure floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this chapter. Within 6 months of the completion of any Development for which a Floodplain Development Permit was granted, the Applicant shall submit to the Administrator and FEMA all scientific and technical data necessary for a Letter of Map Revision.

32B.05 – Establishment of Special Flood Hazard Area (SFHA) & Flood Zones

The Special Flood Hazard Area identified by the Federal Emergency Management Agency (FEMA) in the Flood Insurance Study (FIS) for Cedar Rapids, Iowa dated May 22nd, 2024 with accompanying Flood Insurance Rate Maps (FIRMs), Digital Flood Insurance Rate Maps (DFIRMs), and other supporting data, are adopted by reference and declared a part of this Section. The FIS and FIRM are on file at the City Service Center, 500 15th Ave SW, Cedar Rapids, IA.

The adopted FIRMs and FIS identify Flood Zones by direct reference that lie within City Limits, to which this Ordinance will provide standards specific to each Flood Zone as applicable.

32B.06 – Floodway

1. Permitted Uses

All developments within the Mapped Floodway shall be permitted to the extent that the Development is not prohibited by any other ordinance (or underlying zoning district) and provided the Development meets all applicable performance standards of the standards set forth in Section 32B.06(2).

2. Performance Standards

All uses located within a mapped Floodway shall meet the following standards to be deemed a Permitted Use.

- A. No Development shall be permitted in a Mapped Floodway that would result in any increase in the Base Flood Elevation. Consideration of the effects of any Development on flood levels shall be based upon the assumption that an equal degree of Development would be allowed for similarly situated lands.
- B. All Development within a Mapped Floodway shall:
 - 1) Be consistent with the need to minimize flood damage.
 - 2) Use construction methods and practices that will minimize flood damage.
 - 3) Use construction materials and utility equipment that are resistant to flood damage.
- C. No Development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.
- D. Any structure and attendant utilities, machinery, sanitary, etc., approved in the Floodway shall have an additional foot of protection required in addition to the requirements of the applicable Flood Zone surrounding the Mapped Floodway. This shall be calculated as one (1) plus the required elevation level as identified throughout the rest of 32B.
- E. Structures, buildings, recreational vehicles, and sanitary and utility systems, if permitted, shall meet all other applicable performance standards of this section and shall be constructed or aligned to present the minimum possible resistance to flood flows.
- F. Structures, if permitted, shall have a low damage potential and shall not be for human habitation. Foundations must be designed and sealed by a registered design professional in compliance with the most recent edition of ASCE 24 and shall not be constructed on fill.
- G. Storage of materials or equipment is prohibited in the floodway.
- H. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Iowa Department of Natural Resources.
- I. Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.

- J. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.
- K. Flood control structural works such as levees, flood walls, etc. and related components necessary for flood control structural works shall provide, at a minimum, protection from the base flood with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.

32B.07 – AE Flood Zones Without Floodways

1. Permitted Uses

All development within an AE Flood Zone without a mapped Floodway shall be permitted to the extent that the Development is not prohibited by any other ordinance (or underlying zoning district) and provided the Development meets applicable performance standards of the standards as set forth in Section 32B.08(2).

In addition to the above requirements, until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot.

32B.08 – AE Flood Zones

1. Permitted Uses

All development within a mapped AE Flood Zone shall be permitted to the extent that the Development is not prohibited by any other ordinance (or underlying zoning district) and provided the Development meets applicable performance standards as set forth in Section 32B.08(2).

2. Performance Standards

All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

A. All Development shall:

- 1) Be designed and adequately anchored to prevent flotation, collapse, or lateral movement.
- 2) Use construction methods and practices that will minimize flood damage.
- 3) Use construction materials and utility equipment that are resistant to flood damage.

B. Foundations for all new or substantially improved structures must be designed and sealed by an Iowa registered engineer and be designed to protect from erosion and scour in accordance with the most recent edition of ASCE 24.

If the structure is to be constructed on fill, grading/fill plans must be prepared and stamped by an Iowa Registered Engineer. The design and compaction of the fill

material must be in accordance with the most recent edition of ASCE 24 and account for scour and erosion protection.

- C. Residential structures – All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of two (2) feet above the Base Flood Elevation.

Construction shall be upon compacted fill which shall, at all points, be no lower than 1.5 ft. above the base flood elevation and extend at such elevation at least 5 feet beyond the limits of any structure erected thereon.

The Administrator may allow alternate methods of elevating (such as piers or extended foundations) where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood.

- D. Non-residential structures – All new or substantially improved non- residential structures shall have the lowest floor (including basement) elevated a minimum of two (2) feet above the Base Flood Elevation, or together with attendant utility and sanitary systems, be dry floodproofed to such a level.

When floodproofing is utilized, the Applicant shall submit with its application, a certification from a professional engineer licensed in the State of Iowa that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the Base Flood Elevation is watertight with walls substantially impermeable to the passage of water.

A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator.

- E. All new and substantially improved structures shall meet the following requirements:

- 1) Fully enclosed areas of a structure below the “lowest floor” (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs submitted by the Applicant must meet this requirement as shown either by a certification from a professional engineer licensed in the State of Iowa certifying that the designs meet this requirement, or by meeting or exceeding the following minimum criteria:
 - a. A minimum of two (2) openings, with positioning on at least two (2) walls, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.

- c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

Such areas shall be used solely for parking of vehicles, building access and storage with low damage potential.

- 2) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- 3) New and substantially improved structures shall be constructed with elevated electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment or in the case on non-residential structures, optionally floodproofed to a minimum of two (2) feet above the Base Flood Elevation.
- 4) New and substantially improved structures shall be constructed with elevated plumbing, gas lines, water/gas meters and other similar service utilities or in the case of non-residential structures, optionally floodproofed to a minimum of two (2) feet above the Base Flood Elevation or designed to be watertight and withstand inundation to such a level.

F. Factory-built homes

- 1) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of two (2) feet above the Base Flood Elevation.
- 2) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.

G. Utility and Sanitary Systems

- 1) On-site wastewater disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding. Septic Systems are prohibited within the SFHA.
- 2) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than two (2) feet above the Base Flood Elevation.
- 3) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a

level of protection equal to or greater than one and a half (1.5) foot above the Base Flood Elevation.

- 4) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.
- H. Storage of materials and equipment that are flammable, explosive, or injurious to human, animal or plant life is prohibited unless elevated a minimum of two (2) feet above the Base Flood Elevation.

Other material and equipment must either be similarly elevated or

- (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or
- (ii) be readily removable from the area within the time available after flood warning.
- I. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.
- J. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. The Iowa Department of Natural Resources must approve such alterations or relocations prior to any application for Development within an AE Flood Zone may be granted.
- K. Subdivisions (including factory-built home parks and subdivisions) shall be designed and constructed to reduce the risk of flood damages and shall have grading and drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this chapter. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the Base Flood. Proposals for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include Base Flood Elevation data for those areas located within the AE Flood Zone.
- L. Accessory Structures to Residential Uses
 - 1) Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the Base Flood Elevation requirements where the following criteria are satisfied:
 - a. The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than two (2) feet above the Base Flood Elevation must be constructed of flood-resistant materials.
 - b. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.

- c. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
 - d. The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement which may result in damage to other structures.
 - e. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least two (2) feet above the Base Flood Elevation.
 - f. The structure's walls shall include openings that satisfy the provisions of 32B.07(2)(D)(1) of this chapter.
- 2) Exemption from the Base Flood Elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.

M. Recreational Vehicles

- 1) Recreational vehicles are exempt from the requirements of 32B.07(2)(E) of this chapter regarding anchoring and elevation of factory-built homes when the following criteria are satisfied:
 - a. The recreational vehicle shall be located on the site for less than 180 consecutive days, and,
 - b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.
- 2) Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of 32B.07(2)(E) of this chapter regarding anchoring and elevation of factory-built homes.

N. Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.

O. Maximum Damage Potential Development – All new or substantially improved Maximum Damage Potential Development shall have the lowest floor (including basement) elevated a minimum of two (2) feet above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify, prior to the approval of any Application for Development within an AE Flood Zone, that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood

Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The Applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

32B.09 – Approximate A Flood Zones

1. Permitted Uses

- A. All Development within an Approximate A Flood Zone (designated on FIRMs as an “A” Zone) shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet the applicable performance standards of this section.
- B. All Development which involves placement of structures, factory- built homes, fill or other obstructions, storage of materials or equipment, excavation or alteration of a watercourse shall be reviewed and approved by the Iowa Department of Natural Resources prior to the approval of any application of such Development to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the Base Flood Elevation. The Applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.
- C. Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where:
 - 1) The bridge or culvert is located on a stream that drains less than two (2) square miles, and
 - 2) The bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(2), Iowa Administrative Code.

2. Performance Standards

- A. All Development, or portions thereof, to be located in the floodway as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway as required in 32B.06.
- B. All Development, or portions thereof, to be located outside of the Mapped Floodway as determined by the Department of Natural Resources shall meet the applicable provisions and standards of 32B.08.

32B.09 – Mapped X Flood Zone (Five Hundred Year Flood Zones)

1. Permitted Uses

All Development within the Five Hundred Year mapped Floodplain (represented as a shaded “X” zone on FIRMs) shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet the applicable performance standards of the Five Hundred Year Mapped Floodplain standards.

2. Maximum Damage Potential Development – All new or substantially improved Maximum Damage Potential Development shall have the lowest floor (including basement) elevated a minimum of two (2) feet above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be dry floodproofed to such a level.

When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify, prior to the approval of any Application for Development that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water.

A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator.

Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The Applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

32B.10 – Appointment and Duties of Board of Adjustment

1. Appointment and Duties of Board of Adjustment – The Board of Adjustment of the City of Cedar Rapids shall hear and decide (i) appeals and (ii) requests for Variances to the provisions of this chapter and shall take any other action which is required of the Board by applicable law.
2. Appeals – Where it is alleged there is any error in any order, requirement, decision, or determination made by the Administrator in the enforcement of this chapter, the aggrieved party may appeal such action. A notice of appeal shall be filed with the Board of Adjustment and with the Administrator and shall set forth the specific reason for the appeal. The Administrator shall transmit to the Board of Adjustment all the documents constituting the record upon which the action appealed from was taken.
3. Variance – The Board of Adjustment may authorize upon request in specific cases such variances from the terms of this chapter that will not be contrary to the public interest, and where owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship. Variances granted must meet the following applicable standards:
 - A. Variances shall only be granted upon: (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the Applicant, and (iii) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local codes or ordinances.
 - B. Variances shall not be issued within any designated floodway if any increase in flood levels during the Base Flood would result. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
 - C. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

- D. In cases where the Variance sought would decrease the lower level of flood protection for structures than what is ordinarily required by this chapter, the Administrator shall notify the Applicant in writing that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.
- E. All variances granted shall have the concurrence or approval of the Department of Natural Resources.

4. Hearings and Decisions of the Board of Adjustment

- A. Hearings. Upon the filing with the Board of Adjustment of an Appeal or a request for a Variance, the Board shall hold a public hearing. The Board shall fix a time for the hearing and give public notice thereof, as well as notice to the Applicant. At the hearing, the Applicant may appear in person or by agent or attorney and present written or oral evidence. The Board may require the Applicant to provide such information as is reasonably deemed necessary and may request the technical assistance and/or evaluation of a professional engineer or other expert person or agency, including the Iowa Department of Natural Resources.
- B. Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section, Section 32.05.13 of this Code, and all other relevant sections of this chapter and may prescribe such conditions as contained in 32B.10(4)(B)(2).
 - 1) Factors Upon Which the Decision of the Board of Adjustment Shall be Based. In passing upon applications for Variances, the Board shall consider all relevant factors specified in other sections of this chapter and:
 - a. The danger to life and property due to increased flood heights or velocities caused by encroachments.
 - b. The danger that materials may be swept on to other land or downstream to the injury of others.
 - c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 - d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - e. The importance of the services provided by the proposed facility to the City.
 - f. The requirements of the facility for a floodplain location.
 - g. The availability of alternative locations not subject to flooding for the proposed use.

- h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - i. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
 - j. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - k. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical and water systems), facilities, streets and bridges.
 - l. Such other factors which are relevant to the purpose of this chapter.
- 2) Conditions Attached to Variances – Upon consideration of the factors listed above, the Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purpose of this chapter. Such conditions may include, but not necessarily be limited to:
- a. Modification of waste disposal and water supply facilities.
 - b. Limitation of periods of use and operation.
 - c. Imposition of operational controls, sureties, and deed restrictions.
 - d. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this chapter.
 - e. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Board of Adjustment shall require that the applicant submit a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

5. Appeals to Court – Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board.

32B.11 – Nonconforming Uses

1. A Structure or the use of a Structure or premises which was lawful before the passage or amendment of this chapter, but which is not in conformity with the provisions of this chapter, may be continued subject to the following conditions:

- A. If such use is discontinued for six (6) consecutive months, any future use of the building premises shall conform to this chapter.
 - B. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.
 - C. If any nonconforming use or Structure is destroyed by any means, including flood, it shall not be reconstructed if the cost meets or exceeds 32B.02 (37) Substantial Damage requirements, unless it is reconstructed in conformity with the provisions of this chapter.
2. Except as provided in Section 32B.11(1)(B), any use which has been permitted as a Variance shall be considered a conforming use.

32B.12 – Penalties for Violation

Violations of the provisions of this chapter or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of Variances) shall constitute a misdemeanor and a municipal infraction as otherwise provided for by this Code.

32B.13 – Amendments

The regulations and standards set forth in this chapter may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.”

Section 2. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of this Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof other than that provision affected by such decision.

Section 3. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

Section 4. The changes as provided in this Ordinance shall be made a part of the replacement pages of the Cedar Rapids Municipal Code and made a part of said Code as provided by law.

Section 5. This Ordinance shall be in full force and effect on May 31st, 2025, after its passage and publication as required by law.

Introduced this 13th day of May 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works
Director Contact: Jennifer Pratt – j.pratt@cedar-rapids.org – (319) 538-2552
Presenter at Meeting: Cari Pauli

Description of Agenda Item: PUBLIC HEARINGS
A public hearing will be held to consider amending Chapter 33D, Street Addresses, of the Cedar Rapids Municipal Code, by defining street naming criteria in Section 7 (**Council Priority**)
CIP/DID #STREET-000156-2025

First Reading: Ordinance amending Chapter 33D, Street Addresses, of the Cedar Rapids Municipal Code, by defining street naming criteria in Section 7.

Council Priority: Strengthen and Stabilize Neighborhoods
EnvisionCR Goal: ConnectCR Goal 4: Improve the function and appearance of our key corridors.

Background: The street name ordinance update will provide more definition for street naming criteria. Updated criteria include limitation of use of names to those who contribute positively to the city’s image, easily pronounced names, and prohibiting redundant street names that already exist. Naming of streets should reflect the social and cultural values, as well as the history of the City.

This council agenda item is the public hearing to consider amending Section 33D.07 of the Cedar Rapids Municipal Code, Street Name Standards, and the first reading of the ordinance.

Recommended Action: City staff recommends holding the public hearing and an affirmative vote on the first reading of the ordinance.

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

Time Sensitivity: Normal

Resolution Date: N/A

Budget Information: N/A

Local Preference Policy: Not applicable

Explanation: N/A

Recommended by Council Committee: Not applicable

Explanation: N/A

BSD TED
CD ENG
FIR ASR
PD STR
SWM FIN
WTR IT
DSD LC AUD
STREET-000156-2025

ORDINANCE NO. LEG_NUM_TAG

AN ORDINANCE AMENDING SECTION 33D.07 OF THE CEDAR RAPIDS
MUNICIPAL CODE PERTAINING TO THE NAMING OF STREETS

WHEREAS, on November 27, 2022, the City Council of the City of Cedar Rapids passed Ordinance No. 073-02, adding new Section 33D.07, entitled "Street Names", to the Cedar Rapids Municipal Code, and

WHEREAS, it was determined that Section 33D.07 should be amended to provide more defined street naming criteria.

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

Section 1. Section 33D.07 of the Cedar Rapids Municipal Code is hereby amended as follows:

"33D.07 – STREET NAMES

1. Street Name Standards

With the exception of alleyways, all public and private street names adopted after the effective date of this Ordinance shall meet the following criteria:

- (a) A proposed street name shall not duplicate (written or phonetically) an existing street name within the greater Cedar Rapids area. Variations of the same name with a different road type classification are considered duplication (i.e. Pine Drive, Pine Way, Pine Lane).
- (b) Street names shall be easily pronounced and commonly spelled, or spelled as nearly as possible to the phonetic sound if no common spelling for the name exists.
- (c) Street names may not contain abbreviations, acronyms, initials, hyphens, slashes, or other special characters.
- (d) New streets which are on a reasonable alignment with existing and named streets shall bear the assigned name of the existing streets.
- (e) A street may be named after a person only under the following circumstances: the individual has been deceased for not less than three (3) years and either (a) had been a resident of the city and contributed positively to the city's image, or (b) had a positive significant or altruistic impact regionally or globally.
- (f) To the extent possible, street names should add to community pride by promoting local heritage, history, geography, and character. Name selection should be impartial as to culture and supportive of the City's multi-faceted community.
- (g) Street names shall not be longer than 14 characters, including spaces and road type class (excluding quadrant).
- (h) For the purpose of street naming, the City is divided into quadrants by means of a north/south baseline which intersects with an east/west baseline. The baseline separating the north and south quadrants of the City is 1st Avenue and the baseline separating the east and west quadrants of the City is the Cedar River. Following

the road name, roads will carry the appropriate grid quadrant suffix, NW, NE, SW, or SE.

2. Naming New Streets

The property developer will have the responsibility of proposing names of new streets that are in conformance with the applicable standards in this Chapter. Street names that are indicative of natural attributes, local historic connections, and/or of a similar theme are suggested for subdivisions. Proposed names of new streets arising out of the subdivision of land will be submitted as part of the subdivision process found within the Subdivision ordinance. All proposed names for new streets must be reviewed and approved by the Public Works Department before going to City Council for approval.

3. Renaming Existing Streets

- (a) City Council, city departments, or owners of adjoining property may initiate the renaming of an existing street in conformance with the applicable standards in this Chapter.
- (b) The initiating party must submit a completed street name change application to the City. If a property owner initiates the name change, a petition supporting the change and signed by at least a minimum of 90% of the property owners with property fronting the street which is the subject of the proposed name change must be submitted with the application. The Public Works Department will review the application and provide comments.
- (c) If a property owner's application for a name change is approved by the Public Works Department, payment must be received for the fabrication and installation of the signs as outlined in the application before the Ordinance will be submitted to City Council for consideration of approval. Additional costs may include, but are not limited to, costs of publication, recording, and/or updating maps.
- (d) A public hearing before City Council will be held on the proposed Ordinance, followed by readings of the Ordinance as required by Iowa Code Section 380.3, as may be amended from time to time, after which City Council will vote on the proposed Ordinance.
- (e) Subsequent proposals to change the name of streets will not be permitted for five (5) years from the date of acceptance or denial by the City Council.
- (f) Following passage of an ordinance changing the name of a street, the City Clerk shall file a copy thereof with the County Recorder, County Auditor, and County Assessor."

Section 2. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of this Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof other than that provision affected by such decision.

Section 3. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

Section 4. The changes as provided in this Ordinance shall be made a part of the replacement pages of the Cedar Rapids Municipal code and made a part of said Code as provided by law.

Section 5. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 13th day of May, 2025.

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 on the proposed Urban Renewal Plan for the proposed DC Taylor Co Urban Renewal Area and an Ordinance pertaining to the collection of tax increments therein (Scott Mather) **(Council Priority/Business Friendly)**. CIP/DID #TIF-0013-2025

- a. Resolution approving the proposed Urban Renewal Plan for the proposed DC Taylor Co Urban Renewal Area.
- b. First Reading: Ordinance relating to the collection of tax increments within the DC Taylor Co Urban Renewal Area.

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 public hearing and Resolution establish the DC Taylor Co Urban Renewal Area. The Plan incorporates a development project, and activities anticipated to be undertaken in accordance within the proposed Urban Renewal Area. As part of the process, the City must consult with taxing agencies on the activities and associated tax increments that may be used in conjunction with the projects. In addition, the City Planning Commission will need to review the URA Plan and make recommendations as to its conformity with the City's comprehensive plan. The establishment of a new URA/TIF District provides a mechanism provide the financial incentives to the project:

- 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, & 1st TIF Ordinance Reading
- May 27 2nd and 3rd TIF Ordinance Reading

Recommended Action: City staff recommends approving the Resolution

Alternative: NA

Time Sensitivity: NA

Resolution Date: May 13, 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 DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AN URBAN RENEWAL PLAN FOR THE 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, 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 29th 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 29th 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, it is necessary that the Area be developed as an economic development project and be part of the overall development covered by the Plan; and

WHEREAS, the urban renewal law requires the City Council to submit a proposed urban renewal plan to the City Planning Commission for review and recommendation as to its conformity with the general plan for the development of the community as a whole, prior to the City Council approval of such urban renewal plan; and

WHEREAS, the Plan was reviewed by the City Planning Commission on May 1, 2025, with the finding that the Plan is in conformity with the general plan for the development of the City as a whole; and

WHEREAS, by Resolution No. 0377-04-25, the Cedar Rapids City Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held on Monday, April 21, 2025 at 10:30 a.m., and all responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Analyst filed herewith and attached as Exhibit 2 and by this reference incorporated herein, which report is in all respects approved; and

WHEREAS, by Resolution No. 0377-04-25, the Cedar Rapids City Council also set a public hearing on the adoption of the proposed Plan for the meeting on May 13, 2025 commencing at 12:00 p.m., and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Cedar Rapids Gazette and by mail to the affected taxing entities, which notice set forth the time and place for this hearing that nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

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

Section 2. The findings and conclusions set forth or contained in the Plan concerning the area of the City of Cedar Rapids, State of Iowa, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 3. The City Council further finds:

- A. Although relocation is not expected, a feasible method exists for the relocation of any families who may be displaced from the Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;
- B. The Plan conforms to the general plan for the development of the City as a whole; and
- C. The City does not immediately expect to acquire land within the Area.
- D. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards, local community objectives, and in accordance with the City's comprehensive plan, EnvisionCR.

Section 4. The DC Taylor Co Urban Renewal Area is an economic development area within the meaning of the urban renewal law; that the Area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of the urban renewal law; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 5. The Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "DC Taylor Co Urban Renewal Plan for the City of Cedar Rapids, State of Iowa"; The Plan, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Plan and the proceedings of this meeting.

Section 6. The Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Linn County, Iowa, to be filed and recorded in the manner provided by law.

Section 7. Notwithstanding any resolution, ordinance, plan, amendment or any other document, the Plan shall be in full force and effect from the date of this Resolution until the City Council amends or repeals the Plan.

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 13th day of May, 2025.

ClerkSignature

EXHIBIT 1



URBAN RENEWAL PLAN
for the
DC TAYLOR CO URBAN RENEWAL AREA

**As Approved by City Council
Resolution No. LEG_NUM_TAG**

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

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 PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE DC TAYLOR CO 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, CEDAR RAPIDS 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 SAID CITY IN CONNECTION WITH URBAN RENEWAL PROJECT ACTIVITIES UNDERTAKEN IN FURTHERANCE OF THE PLAN FOR THE DC TAYLOR CO URBAN RENEWAL AREA.

WHEREAS, the City Council, after public notice and hearing and as prescribed by law and pursuant to Resolution No. ____-05-25 passed and approved on the 13th day of May, 2025, adopted the Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the DC Taylor Co Urban Renewal Area (the "Urban Renewal Project Area") that includes lots and parcels located within the area 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 29th 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 29th 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, expenditures and indebtedness are anticipated to be incurred by the City of Cedar Rapids, Iowa in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Cedar Rapids, Iowa desires to provide for the division of revenue from taxation in the Urban Renewal Project Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa.

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

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

Section 2: The taxes levied on the taxable property in the DC Taylor Co Urban Renewal Area, legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Cedar Rapids, County of Linn, Cedar Rapids Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter provided in this Ordinance.

Section 3: That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Project Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of

Cedar Rapids certifies to the County Auditor of the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid (base year taxes).

Section 4: That portion of the taxes each year in excess of the base year taxes for the DC Taylor Co Urban Renewal Area, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Cedar Rapids to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Cedar Rapids, Iowa to finance or refinance, in whole or in part, urban renewal projects undertaken within the DC Taylor Co Urban Renewal Area pursuant to the Urban Renewal Plan for said DC Taylor Co Urban Renewal Area, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the DC Taylor Co Urban Renewal Area without any limitation as hereinabove provided.

Section 5: Unless and until the total assessed valuation of the taxable property in the DC Taylor Co Urban Renewal Area exceeds the total assessed value of the taxable property in said area as shown by the last equalized assessment roll referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the DC Taylor Co Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Cedar Rapids referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the DC Taylor Co Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the DC Taylor Co Urban Renewal Area under the provisions of Section 403.19 of the Code of Iowa, as amended. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the DC Taylor Co Urban Renewal Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Introduced this 13th day of May, 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 27th day of May, 2025.

ClerkSignature

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 29th 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 29th 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:

Project	Description & Rationale	Additional details
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:

Project	Description & Rationale	Estimated Indebtedness for the Project*
	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

DC TAYLOR CO URBAN RENEWAL AREA BOUNDARY

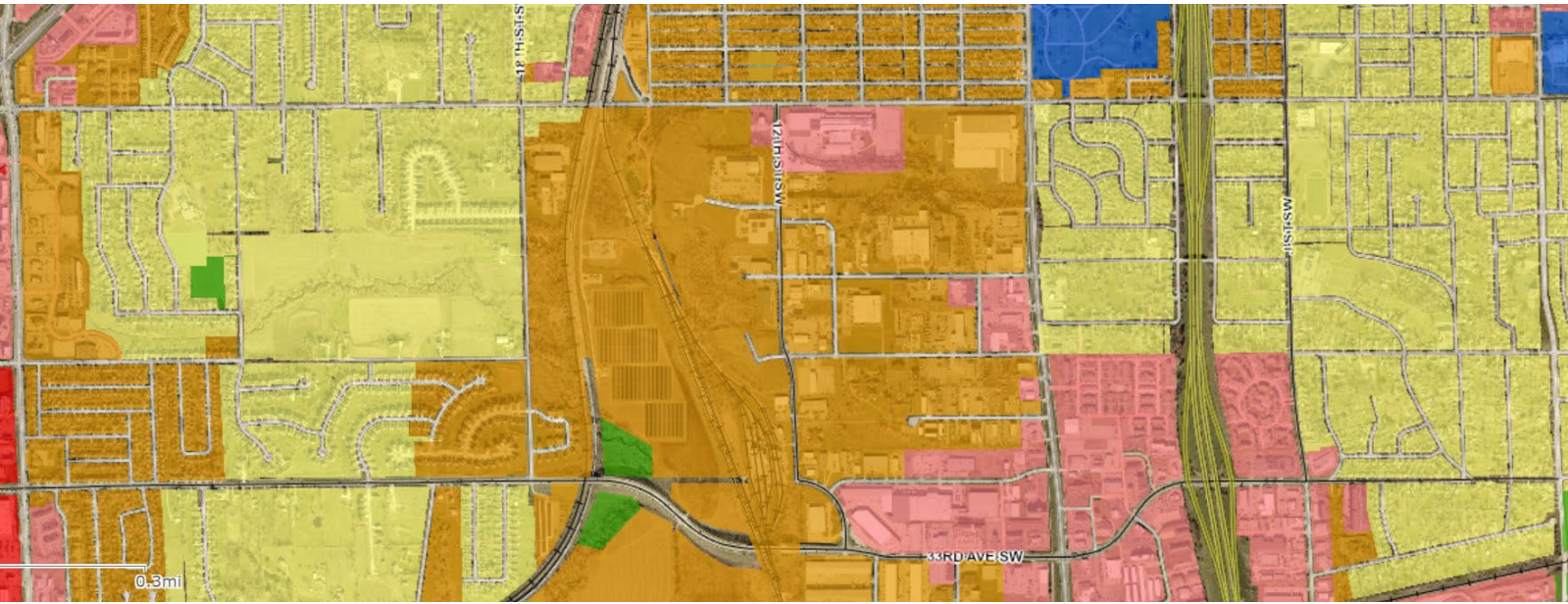


LEGAL DESCRIPTION

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 29th 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 29th 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



City Manager's Office
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5683

To: City Council
From: Scott Mather, Economic Development Coordinator
Subject: Consultation with affected taxing agencies – DC Taylor Co Urban Renewal Area
Date: April 30, 2025

REPORT ON CONSULTATION WITH AFFECTED TAXING AGENCIES DC TAYLOR CO URBAN RENEWAL AREA

Chapter 403 of the Code of Iowa ("Urban Renewal Law") outlines requirements for undertaking urban renewal projects and activities including the timely notice and consultation with affected taxing entities on the urban renewal activities and the division of revenue therein. In connection with the proposed Urban Renewal Plan for the DC Taylor Urban Renewal Area, after due and proper notice as required by the Urban Renewal Law, a consultation with affected taxing entities was held on Monday, April 21st at 10:30 a.m. No representatives from any taxing entities were present and the consultation was closed at 10:50 a.m. In addition, no written comments have been received by the within seven (7) days of the consultation which require a written response on behalf of the City.



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 DC Taylor Co for the construction of a new commercial headquarters building at 12th Street and 29th Avenue SW. (Scott Mather) **(Council Priority/Business Friendly)** 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 public hearing and resolution authorize execution of a Development Agreement with DC Taylor Co for the construction of a new commercial headquarters building at 12th Street and 29th Avenue SW. On March 25, 2025, City Council authorized city incentives under the Community Benefit-Economic Development Program. The Development Agreement has been finalized, memorializing the previously approved terms, which include:

The following is a summary of the proposed project:

- + \$6 million capital investment
- + Construction of a new 33,200 square ft national headquarters commercial building
 - o 9,460 square foot office space
 - o 23,740 square foot warehouse space
- + Employment: 75 jobs retained
- + Incentive: The standard incentive provides a 10-year, 50% rebate of increased taxes generated by the project. Based on the investment and estimated post-development value, the project is expected to generate \$1.1 million in total taxes over a 10-year period, of which \$460,000 would be rebated back to the company.

Recommended Action: City staff recommends approving the Resolution

Alternative: NA

Time Sensitivity: NA

Resolution Date: May 13, 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 DC TAYLOR CO

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 DC Taylor Co Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the DC Taylor Co Urban Renewal Area (the "Area" or "Urban Renewal Area") by Resolution No. _____ on May 13, 2025, 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 "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 DC Taylor Co ("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; 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 the construction of certain Minimum Improvements consisting of a 33,200 square foot commercial national headquarters building, which Minimum Improvements requires a minimum investment of not less than \$6,000,000.00; and

WHEREAS, the Agreement, subject to stated terms and conditions, would obligate the City to provide Developer up to 10 consecutive annual tax increment rebate with each annual tax increment rebate payment comprised of 50% of the tax increment created from the value added by the Minimum Improvements (TIF Reimbursements), as described in the Agreement and authorized by Iowa Code §403.19. 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 \$500,000.00; 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 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 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 \$500,000.00 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 13th day of May, 2025.

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 on the proposed Urban Renewal Plan for the proposed Ginkgo Ridge Urban Renewal Area and an Ordinance pertaining to the collection of tax increments therein (Scott Mather) **(Council Priority/Housing Options and Affordability)** CIP/DID #TIF-0012-2025

- a. Resolution approving the proposed Urban Renewal Plan for the proposed Ginkgo Ridge Urban Renewal Area.
- b. First Reading: Ordinance relating to the collection of tax increments within the Ginkgo Ridge Urban Renewal Area.

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 public hearing and Resolution establish the Ginkgo Ridge Urban Renewal Area. The Plan incorporates a development project, and activities anticipated to be undertaken in accordance within the proposed Urban Renewal Area. As part of the process, the City must consult with taxing agencies on the activities and associated tax increments that may be used in conjunction with the projects. In addition, the City Planning Commission will need to review the URA Plan and make recommendations as to its conformity with the City's comprehensive plan. The establishment of a new URA/TIF District provides a mechanism provide the financial incentives to the project:

- 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, & 1st TIF Ordinance Reading
- May 27 2nd and 3rd TIF Ordinance Reading

Recommended Action: City staff recommends approving the Resolution

Alternative: NA

Time Sensitivity: NA

Resolution Date: May 13, 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 DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AN URBAN RENEWAL PLAN FOR THE 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, 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, it is necessary that the Area be developed as an economic development project and be part of the overall development covered by the Plan; and

WHEREAS, the urban renewal law requires the City Council to submit a proposed urban renewal plan to the City Planning Commission for review and recommendation as to its conformity with the general plan for the development of the community as a whole, prior to the City Council approval of such urban renewal plan; and

WHEREAS, the Plan was reviewed by the City Planning Commission on May 1, 2025, with the finding that the Plan is in conformity with the general plan for the development of the City as a whole; and

WHEREAS, by Resolution No. 0378-04-25, the Cedar Rapids City Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held on Monday, April 21, 2025 at 10:00 a.m., and all responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Analyst filed herewith and attached as Exhibit 2 and by this reference incorporated herein, which report is in all respects approved; and

WHEREAS, by Resolution No. 0378-04-25, the Cedar Rapids City Council also set a public hearing on the adoption of the proposed Plan for the meeting on May 13, 2025 commencing at 12:00 p.m., and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Cedar Rapids Gazette and by mail to the affected taxing entities, which notice set forth the time and place for this hearing that nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

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

Section 2. The findings and conclusions set forth or contained in the Plan concerning the area of the City of Cedar Rapids, State of Iowa, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 3. The City Council further finds:

- A. Although relocation is not expected, a feasible method exists for the relocation of any families who may be displaced from the Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;
- B. The Plan conforms to the general plan for the development of the City as a whole; and
- C. The City does not immediately expect to acquire land within the Area.
- D. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards, local community objectives, and in accordance with the City's comprehensive plan, EnvisionCR.

Section 4. The Ginkgo Ridge Urban Renewal Area is an economic development area within the meaning of the urban renewal law; that the Area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of the urban renewal law; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 5. The Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Ginkgo Ridge Urban Renewal Plan for the City of Cedar Rapids, State of Iowa"; The Plan, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Plan and the proceedings of this meeting.

Section 6. The Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Linn County, Iowa, to be filed and recorded in the manner provided by law.

Section 7. Notwithstanding any resolution, ordinance, plan, amendment or any other document, the Plan shall be in full force and effect from the date of this Resolution until the City Council amends or repeals the Plan.

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 13th day of May, 2025.

ClerkSignature

EXHIBIT 1



URBAN RENEWAL PLAN
for the
GINKGO RIDGE URBAN RENEWAL AREA

**As Approved by City Council
Resolution No. LEG_NUM_TAG**

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

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 PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE GINKGO RIDGE 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, CEDAR RAPIDS 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 SAID CITY IN CONNECTION WITH URBAN RENEWAL PROJECT ACTIVITIES UNDERTAKEN IN FURTHERANCE OF THE PLAN FOR THE GINKGO RIDGE URBAN RENEWAL AREA.

WHEREAS, the City Council, after public notice and hearing and as prescribed by law and pursuant to Resolution No. ____-05-25 passed and approved on the 13th day of May, 2025, adopted the Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Ginkgo Ridge Urban Renewal Area (the "Urban Renewal Project Area") that includes lots and parcels located within the area 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.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Cedar Rapids, Iowa in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Cedar Rapids, Iowa desires to provide for the division of revenue from taxation in the Urban Renewal Project Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa.

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

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

Section 2: The taxes levied on the taxable property in the Ginkgo Ridge Urban Renewal Area, legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Cedar Rapids, County of Linn, Cedar Rapids Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter provided in this Ordinance.

Section 3: That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Project Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Cedar Rapids certifies to the County Auditor of the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid (base year taxes).

Section 4: That portion of the taxes each year in excess of the base year taxes for the Ginkgo Ridge Urban Renewal Area, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Cedar Rapids to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Cedar Rapids, Iowa to finance or refinance, in whole or in part, urban renewal projects undertaken within the Ginkgo Ridge Urban Renewal Area pursuant to the Urban Renewal Plan for said Ginkgo Ridge Urban Renewal Area, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the Ginkgo Ridge Urban Renewal Area without any limitation as hereinabove provided.

Section 5: Unless and until the total assessed valuation of the taxable property in the Ginkgo Ridge Urban Renewal Area exceeds the total assessed value of the taxable property in said area as shown by the last equalized assessment roll referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Ginkgo Ridge

Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Cedar Rapids referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Ginkgo Ridge Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Ginkgo Ridge Urban Renewal Area under the provisions of Section 403.19 of the Code of Iowa, as amended. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Ginkgo Ridge Urban Renewal Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Introduced this 13th day of May, 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 27th day of May, 2025.

ClerkSignature

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:

Project	Description & Rationale	Estimated Indebtedness for the Project*
	None at this time	

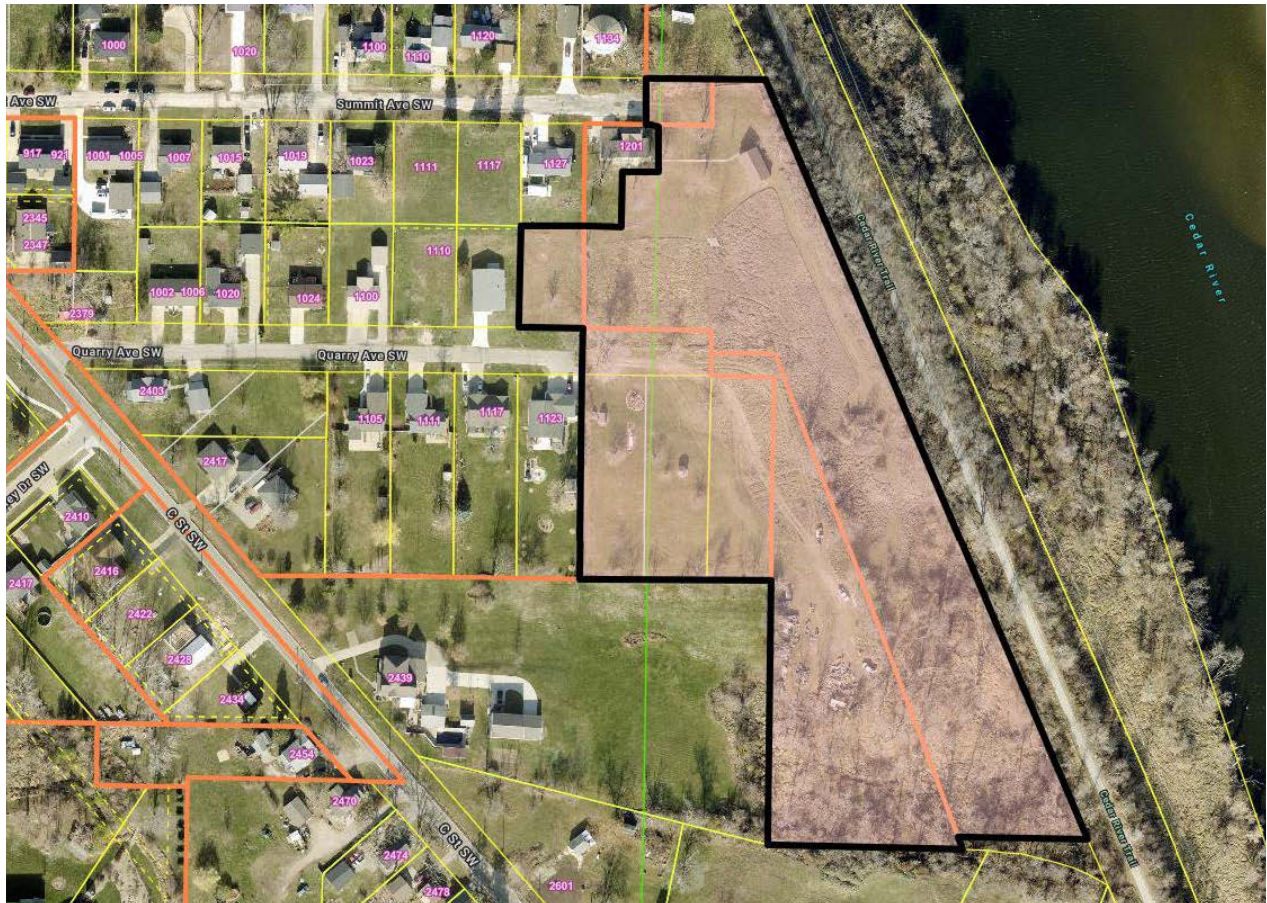
Administration

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.

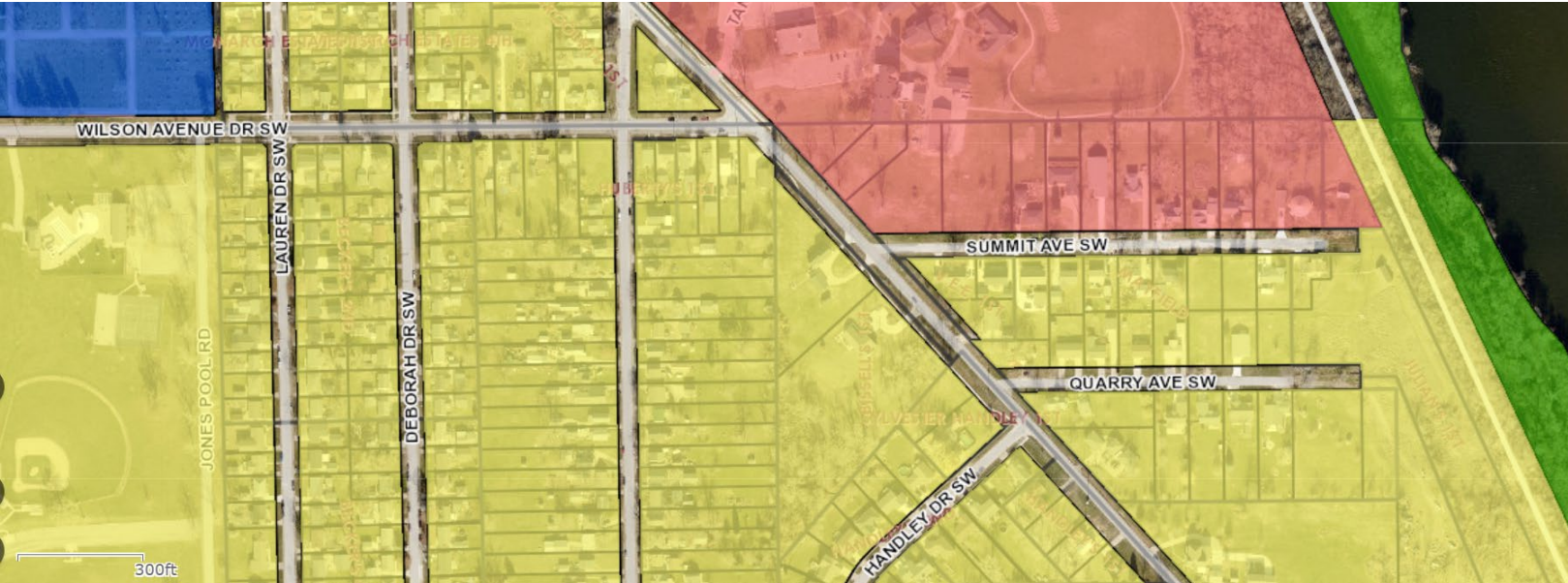
AND

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



City Manager's Office
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5683

To: City Council
From: Scott Mather, Economic Development Coordinator
Subject: Consultation with affected taxing agencies – Ginkgo Ridge Urban Renewal Area
Date: April 30, 2025

REPORT ON CONSULTATION WITH AFFECTED TAXING AGENCIES GINKGO RIDGE URBAN RENEWAL AREA

Chapter 403 of the Code of Iowa ("Urban Renewal Law") outlines requirements for undertaking urban renewal projects and activities including the timely notice and consultation with affected taxing entities on the urban renewal activities and the division of revenue therein. In connection with the proposed Urban Renewal Plan for the Ginkgo Ridge Urban Renewal Area, after due and proper notice as required by the Urban Renewal Law, a consultation with affected taxing entities was held on Monday, April 21st at 10:00 a.m. No representatives from any taxing entities were present and the consultation was closed at 10:20 a.m. In addition, no written comments have been received by the within seven (7) days of the consultation which require a written response on behalf of the City.



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 Ginkgo Ridge LLC for an affordable housing project on Summit Avenue SW. (Scott Mather) **(Council Priority/Housing Options and Affordability)** 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 public hearing and resolution authorize execution of a Development Agreement with Ginkgo Ridge LLC for an affordable housing project on Summit Avenue SW. On March 25, 2025, City Council authorized city incentives under the Community Benefit-Economic Development Program. The Development Agreement has been finalized, memorializing the previously approved terms, which include:

The following is a summary of the proposed project:

- + \$6.1 million capital investment
- + Construction of 15 new construction units for sale
 - o Three (3)-4 plex's and One (1)-3 plex
 - o Sale priced at \$175,000 to 80% LMI for 15-year affordability period
- + Construction Commencement June 2025; Completion December 2026
- + Financial Incentive: City to provide a reimbursement of 100% of the tax increments up to (i) a net present value (NPV) of \$350,000 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: May 13, 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 GINKGO RIDGE 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 Ginkgo Ridge Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Ginkgo Ridge Urban Renewal Area (the "Area" or "Urban Renewal Area") by Resolution No. _____ on May 13, 2025, 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 "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 Ginkgo Ridge 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; 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 the construction of certain Minimum Improvements consisting of 15 new construction affordable housing units, which Minimum Improvements requires a minimum investment of not less than \$6,100,000.00; and

WHEREAS, The Agreement would, subject to stated terms and conditions, obligate the City to provide up to 15 consecutive TIF Reimbursements to the Developer beginning August 2029 (FY 2030), which TIF Reimbursements are equal to 100% of Tax Increments generated by the Minimum Improvements, as described in the Agreement and authorized by Iowa Code §403.19. The aggregate amount of TIF Reimbursements to be provided in furtherance of the Project is estimated not to exceed \$600,000. The City's obligation to make the TIF Reimbursement payments is subject to annual appropriation; 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 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 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 \$600,000.00 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 13th day of May 2025.

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: PUBLIC HEARINGS

A public hearing will be held 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. (Jeff Wozencraft) CIP/DID #ANNX-000097-2025

- a. Resolution authorizing a pre-annexation agreement to set conditions for annexation of land associated with the resolution authorizing the annexation.
- b. Resolution authorizing the annexation of land generally located along Walford Road west of Interstate 380

Council Priority: Not applicable
EnvisionCR Goal: GrowCR Goal 2: Manage Growth.

Background: The property owners have applied for the annexation of two parcels identified on the annexation map. To avoid creating an island of county, which is prohibited under State law, the three residential properties on the east side of 6th 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 87 acres with 75 acres (86%) consenting to the annexation and 12 acres (14%) 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 the adoption of the resolution.

Alternative: City Council may table and request additional information.

Time Sensitivity: NA

Resolution Date: May 13, 2025

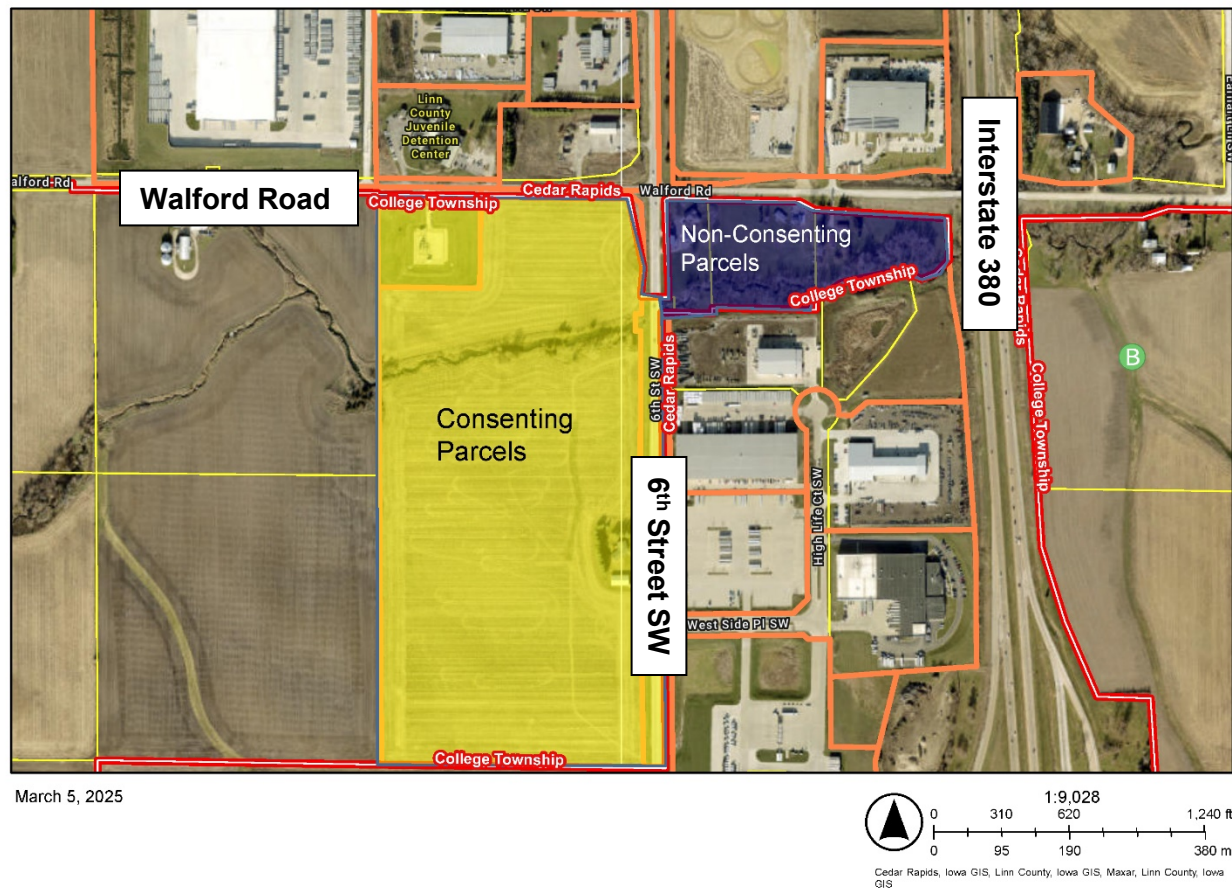
Budget Information: NA

Local Preference Policy: Not applicable
Explanation: NA

Recommended by Council Committee: Not applicable
Explanation: NA

Location Map

Linn County, Iowa Land Records



RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids has received an application for annexation from Margaret Probasco and Linn County Rural Electric Cooperative, and

WHEREAS, so as to not create an island of county and more uniform boundaries, three non-consenting parcels have been included in the annexation, and

WHEREAS, the legal description of the properties to be annexed is as follows:

Consenting Parcels

Parcel A, Plat of Survey No. 2604 Excepting Lot 1 Probasco 1st Addition

Lot 1 of Probasco 1st

Non-Consenting Parcels

Lot 1 Irregular Survey NW, Section 33-82-7, Linn County, Iowa excepting roads

The North 8.1 chains of East 7.22 chains of Lot 2, Irregular Survey NW ¼ Section 33-82-7, Linn County, Iowa, except the public highway

And

A parcel of land situated in the Northwest Quarter (NW1/4) of Section 33, Township 82North, Range 7 West of the 5th Principal Meridian, Linn County, Iowa. More particularly described as commencing at the North Quarter (N 1/4) corner of said Section 33; thence West on Section line, a distance of 1342.70 feet; thence Southerly on a 34,560 foot radius curve, concave Easterly, a distance of 100.46 feet to a point on the Westerly R.O.W line of the Interstate Hwy. No. 380 and the Southerly R.O.W line of County Road No. 79, said point being the point of beginning. Thence North 87°32.5' West, on the said County Road R.O.W line, a distance of 595.70 feet; thence South 1°31.5' East, a distance of 405.0 feet to the center of the existing creek; thence Easterly on the center of said creek to a point on the Westerly R.O.W line of said Interstate Highway No. 380; thence Northerly on a 34,560 foot radius curve, concave Easterly, a distance of 207.0 feet to the point of beginning. Containing 3.2 acres, more or less, exclusive road right-of-way. The Northline of the Northwest Quarter (NW 1/4) of said Section 33 is assumed to be East and West.

Right of Way

Including

The full adjacent right of way of Sixth Street SW

WHEREAS, the City of Cedar Rapids and the non-consenting property owners agree to enter into a Pre-Annexation Agreement governing future conditions of the annexed property, and

WHEREAS, the annexation of the Property is consistent with the Comprehensive Plan of the City of Cedar Rapids, necessary for the future orderly growth and development of the City of Cedar Rapids, and will promote efficient and cost-effective extension of municipal services,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, the Pre-Annexation Agreement by and between the Property Owners and the City of Cedar Rapids is hereby approved.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

ANL	DSD
ASR	BSD
CD	CLK
ECICOG	ENG
FIR	IDOT
JC	LC ASR
LC AUD	LC BLD
LC BOS	PD
PKS	RCR
STR	SWM
TED	TRN
USPS	VOTER REG
WPC	WTR
ANNX-000097-2025	

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Margaret Probasco and Linn County Rural Electric Cooperative, the owners of the following described property in Linn County, have submitted to the City Council of the City of Cedar Rapids an application for Voluntary Annexation to the City of Cedar Rapids:

WHEREAS, it is proposed the City of Cedar Rapids, Iowa annex land legally described in attached Exhibit "A", as permitted by Iowa Code Chapter 368.7, and

WHEREAS, so as to not create an island of county and create more uniform boundaries, three non-consenting parcels, totaling less than twenty percent of the total land area have been included in the annexation, as permitted by Iowa Code Chapter 368.7, and

WHEREAS, as permitted under Iowa Code Chapter 368.7, the City of Cedar Rapids will phase in property taxes to the annexed properties using the following schedule:

1. For the first and second years, seventy-five percent
2. For the third and fourth years, sixty percent
3. For the fifth and sixth years, forty-five percent
4. For the seventh and eighth years, thirty percent
5. For the ninth and tenth years, fifteen percent

WHEREAS, the property is currently located in College Township in Linn County and the College Community School District, and

WHEREAS, upon recordation of the annexation the property will be included in Voting Precinct Cedar Rapids 48, City Council District 5, County Supervisor District 1, State House District 77, State Senate District 39, State Judicial District 6 and US Representative District 1, and

WHEREAS, the full right of way of Sixth Street SW will be included in the proposed annexation, and

WHEREAS, it is in the best interest of the City of Cedar Rapids that the land legally described in attached Exhibit "A" be annexed to the City of Cedar Rapids at this time,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, the land legally described in Exhibit "A", is hereby annexed by the City of Cedar Rapids, Iowa, in a manner provided by Chapter 368 of the Code of Iowa, and shall become a part of the City of Cedar Rapids, Iowa..

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

Exhibit A

Legal Description

Consenting Parcels

Parcel A, Plat of Survey No. 2604 Excepting Lot 1 Probasco 1st Addition

Lot 1 of Probasco 1st

Non-Consenting Parcels

Lot 1 Irregular Survey NW, Section 33-82-7, Linn County, Iowa excepting roads

The North 8.1 chains of East 7.22 chains of Lot 2, Irregular Survey NW ¼ Section 33-82-7, Linn County, Iowa, except the public highway

And

A parcel of land situated in the Northwest Quarter (NW1/4) of Section 33, Township 82North, Range 7 West of the 5th Principal Meridian, Linn County, Iowa. More particularly described as commencing at the North Quarter (N 1/4) corner of said Section 33; thence West on Section line, a distance of 1342.70 feet; thence Southerly on a 34,560 foot radius curve, concave Easterly, a distance of 100.46 feet to a point on the Westerly R.O.W line of the Interstate Hwy. No. 380 and the Southerly R.O.W line of County Road No. 79, said point being the point of beginning. Thence North 87°32.5' West, on the said County Road R.O.W line, a distance of 595.70 feet; thence South 1°31.5' East, a distance of 405.0 feet to the center of the existing creek; thence Easterly on the center of said creek to a point on the Westerly R.O.W line of said Interstate Highway No. 380; thence Northerly on a 34,560 foot radius curve, concave Easterly, a distance of 207.0 feet to the point of beginning. Containing 3.2 acres, more or less, exclusive road right-of-way. The Northline of the Northwest Quarter (NW 1/4) of said Section 33 is assumed to be East and West.

Right of Way

Including

The full adjacent right of way of Sixth Street SW



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: PUBLIC HEARINGS

A public hearing will be held to consider the disposition of property located at 1417 5th Avenue SE to Hope Community Development Association. (Jeff Wozencraft) **(Council Priority)**
CIP/DID #PRD-0000779-2024

- a. Resolution authorizing the disposition and transfer of property at 1417 5th Avenue SE to Hope Community Development Association.

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

Background: 1417 5th Avenue SE was acquired as part of the Saving Properties and Revitalizing Communities (SPARC) Program. SPARC was adopted by City Council in 2023 to support the redevelopment of vacant and abandoned properties through the use of various state code provisions.

The City acquired 1417 5th Avenue SE in 2024, using Chapter 657 of the State Code of Iowa, allowing for the acquisition of vacant and abandoned properties. The property had 31 code cases dating back to 2014, resulting in liens totaling over \$7,500. It was placarded in 2017 and registered as vacant since 2020.

The City issued a request for proposals for eligible non-profit affordable housing developers on September 11, 2024 and proposals were due on September 18, 2024. One proposal was received from Hope Community Development Association to rehabilitate the existing structure.

This will be the third SPARC project since the City began acquiring properties through the program last year. Staff have identified five properties for acquisition this coming fiscal year.

Recommended Action: City staff recommends the adoption of the resolution.

Alternative: City Council may table and request additional information.

Time Sensitivity: None

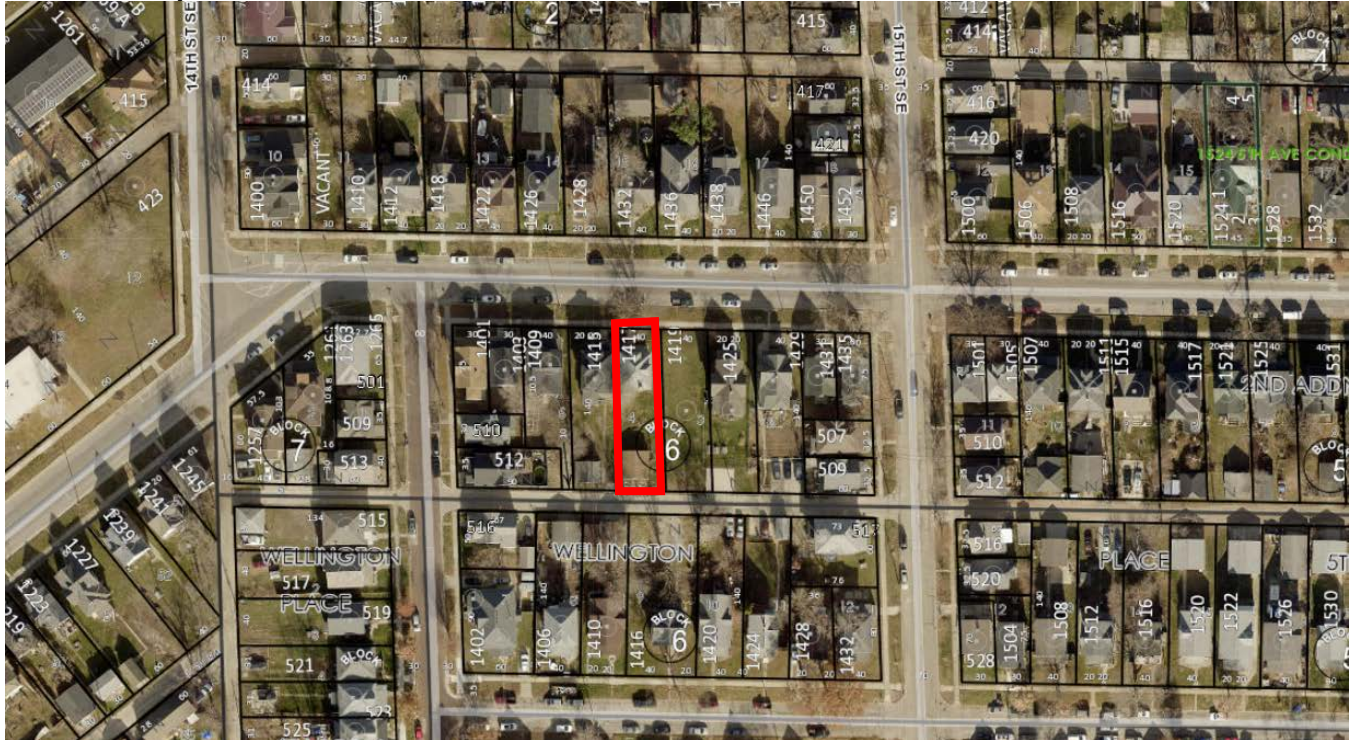
Resolution Date: May 13, 2025

Budget Information: NA

Local Preference Policy: Not applicable
Explanation: NA

Recommended by Council Committee: No
Explanation: NA

Location Map



Prepared By and Bill To: Community Development Department, 319-286-5060

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

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City Council desires to dispose of real property located at 1417 5th Avenue SE, Cedar Rapids, Iowa, and legally described as:

East 40 feet of Lot 4, Block 6, Wellington Place Second Addition to Cedar Rapids, Linn County, Iowa

WHEREAS, the City Council approved the Saving Properties and Revitalizing Communities (SPARC) Program to support the redevelopment of vacant and abandoned properties, and

WHEREAS, the City of Cedar Rapids offered this property through a request for proposals (RFP) to eligible non-profit housing developers in accordance with the program guidelines, and

WHEREAS, the City of Cedar Rapids received one bid from Hope Community Development Association to rehabilitate the existing home, and

WHEREAS, a Purchase Agreement has been prepared with the following key terms:

- The property will be transferred for \$1 for the rehabilitation as affordable housing.
- Hope Community Development Association will maintain the property (mow, shovel, building upkeep, etc) until redevelopment activities commence
- Hope Community Development Association shall commence redevelopment activities within six months of transfer of the property, unless otherwise amended

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

1. The proposal from Hope Community Development Association is accepted for the rehabilitation of the existing home at 1417 5th Avenue SE.
2. The Purchase Agreement with Hope Community Development Association is approved and the City Manager and City Clerk, or their designees, are authorized to execute the Purchase Agreement and that it should be filed with the City of Cedar Rapids Finance Director.
3. The City Manager and City Clerk, or their designees, are authorized to execute a Quit Claim Deed to Hope Community Development Association and that it should be recorded in the office of the Linn County, Iowa Recorder and 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 13th day of May, 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: Douglas F. Wilson, 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 1st Avenue W and I-380 Southbound Off-Ramp Intersection Realignment project (estimated cost is \$640,000) (**Paving for Progress**).

Resolution adopting plans, specifications, form of contract and estimated cost for the 1st Avenue W and I-380 Southbound Off-Ramp Intersection Realignment project.

CIP/DID #3012521-02

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

Background: This project consists of realigning the southbound right turn lane, removing the northernmost westbound through lane on the east side of the intersection with 1st Avenue SW and Southbound Off-Ramp. Specific improvement items are traffic signal modifications, ADA sidewalk ramp crossing and pushbuttons, sidewalk construction, and hardscaping within the project limits. The City has been awarded \$440,000 in Traffic Safety funds from the Iowa Department of Transportation for the project.

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: Council may defer letting or abandon the project.

Time Sensitivity: Must be acted upon May 13, 2025, to maintain the project schedule, and must occur ahead of the project's May 21, 2025 bid opening.

Resolution Date: May 13, 2025

Budget Information: 301/3010000/3012521 SLOST

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on April 22, 2025 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the 1st Avenue W and I-380 Southbound Off-Ramp Intersection Realignment project (Contract No. 3012521-02, 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



1st Avenue W and I-380 Southbound Off-Ramp Intersection Alignment



Council Agenda Item Cover Sheet

Submitting Department: Public Works

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

Presenter at Meeting: Douglas F. Wilson, 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 8th Street NE from 1st Avenue E to A Avenue NE Pavement Rehabilitation project (estimated cost is \$320,000) (**Paving for Progress**).

Resolution adopting plans, specifications, form of contract and estimated cost for the 8th Street NE from 1st Avenue E to A Avenue NE Pavement Rehabilitation project.

CIP/DID #3012485-02

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

Background: The project consists of asphalt mill and overlay, curb and gutter replacement, and alley reconstruction located at 8th Street NE from 1st Avenue E to A Avenue NE, as shown in the accompanying map. Construction is anticipated to start in August 2025 and end in October 2025.

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: Council may choose to defer or abandon the project.

Time Sensitivity: Must be acted upon May 13, 2025 to maintain the project schedule, which must occur ahead of the project's May 14, 2025 bid opening.

Resolution Date: May 13, 2025

Budget Information: 301/301000/3012485 SLOST

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on April 22, 2025 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the 8th Street NE from 1st Avenue E to A Avenue NE Pavement Rehabilitation project (Contract No. 3012485-02 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.

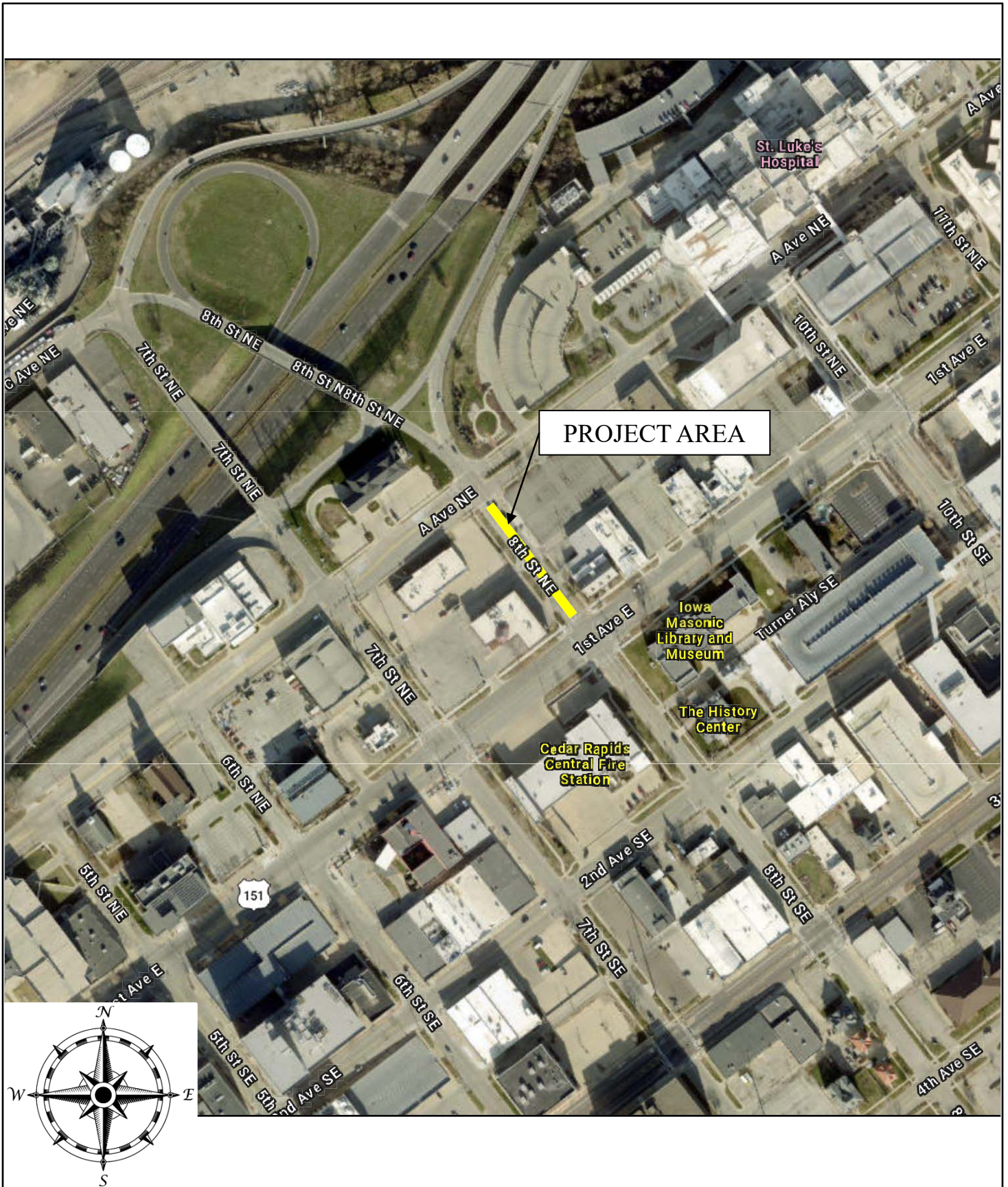
PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



8th Street NE from 1st Avenue E to A Avenue NE Pavement Rehabilitation



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: PUBLIC HEARINGS

A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 2025 Curb Ramp Repairs project (estimated cost is \$600,000).

(Council Priority)

Resolution adopting plans, specifications, form of contract and estimated cost for the 2025 Curb Ramp Repairs project.

CIP/DID #3016016-25

Council Priority: Strengthen and Stabilize Neighborhoods
EnvisionCR Goal: StrengthenCR Goal 4: Create a city that is affordable and accessible to all members of the community.

Background: This project will remove and replace curb ramps that are not compliant with current Americans with Disabilities Act requirements. The locations were all selected from citizen requests, and were added to this project as the locations can be constructed by a contractor using guidance from PROWAG (Public Right of Way Access Guidelines) and SUDAS (Statewide Urban Design and Specifications) without needing a consultant to design them. A total of 100 curb ramps at 25 locations will be reconstructed. Inspection will be provided by City staff to ensure compliance with current requirements. This project does not include any assessments.

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: Council may defer the project or repackage the project into multiple phases.

Time Sensitivity: Must be acted upon May 13, 2025 to maintain the project schedule, and which must occur ahead of the project's May 14, 2025 bid opening

Resolution Date: May 13, 2025

Budget Information: 301/301000/3016016, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on April 22, 2025 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the 2025 Curb Ramp Repairs project (Contract No. 3016016-25) 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



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: PUBLIC HEARINGS

A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for Skyhawks Park ADA Compliance (estimated cost is \$260,000) (Jeff Koffron).

- a. Resolution adopting plans, specifications, form of contract and estimated cost for Skyhawks Park ADA Compliance.
CIP/DID #PUR0425-261; 307306

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: This is to hold a Public Hearing on the Skyhawks Park ADA Compliance project. This project consists of renovation of the City of Cedar Rapids Skyhawks Airfield and Park to bring it up to ADA Compliance by the Facilities Maintenance Services Division.

Recommended Action: Public Hearing

Alternative:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

Budget Information: 307306

Local Preference Policy: No

Explanation: Public Improvement Project

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on April 22, 2025, there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for Skyhawks Park ADA Compliance (Contract No. PUR0425-261; 307306) 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



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: PUBLIC HEARINGS

A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Tuma Sports Complex ADA Compliance project (estimated cost is \$1,492,000) (Jeff Koffron).

- a. Resolution adopting plans, specifications, form of contract and estimated cost for the Tuma Sports Complex ADA Compliance project.
CIP/DID #PUR0425-262; 307301

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

Background:

This is to hold a Public Hearing on the Tuma Sports Complex ADA Compliance project. This project is to bring the Tuma Sports Complex into ADA Compliance for the Facilities Maintenance Services Division.

Action/Recommendation: Public Hearing

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

Budget Information: 553000-307-307000-307301

Local Preference Policy: No

Explanation: Public Improvement Project

Recommended by Council Committee: No

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on April 22, 2025 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the Tuma Sports Complex ADA Compliance project (Contract No. PUR0425-262; 307301) 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



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, Finance Director

Description of Agenda Item: CONSENT AGENDA

Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified Projects.

CIP/DID #FIN2025-09

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: The City will issue bonds to pay for capital improvement projects in FY26. Projects covered by this issue will be budgeted and work has been scheduled to start. This resolution allows for the reimbursement of City funds used (such as cash on hand and/or reserves) to cover any expenses of budgeted bond projects paid prior to the issuance of the bonds.

Recommended Action: City staff recommends approval of the resolution.

Alternative: None

Time Sensitivity: High

Resolution Date: May 13, 2025

Budget Information: None

Local Preference Policy: Not applicable

Explanation: N/A

Recommended by Council Committee: Not applicable

Explanation: N/A

The City Council of the City of Cedar Rapids, State of Iowa, met in regular session, in the Council Chambers, City Hall, 101 1st Street SE, Cedar Rapids, Iowa at 12:00 P.M. (NOON), on the date hereof. There were present Mayor Tiffany O'Donnell, in the chair, and the following named Council Members:

* * * * *

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY
REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR
CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH
SPECIFIED PROJECTS

WHEREAS, the City anticipates making cash expenditures for one or more of the approved fiscal year 2026 capital improvement projects generally described on Exhibit "A" attached hereto and made a part hereof (which shall hereinafter be referred to as the "FY26 Reimbursement Projects"); and

WHEREAS, the City reasonably expects to issue debt to reimburse the costs of the FY25 Reimbursement Projects; and

WHEREAS, the Council believes it is consistent with the City's budgetary and financial circumstances to issue this declaration of official intent; and

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

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made from the Capital Improvement Funds in respect of the FY26 Reimbursement Projects, from time to time and in such amounts as this Council determines to be necessary or desirable under the circumstances then and there existing, and this Council reasonably expects to reimburse all or a portion of such expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the City in the future.

Section 3. The maximum principal amount of the bonds, notes or other indebtedness to be issued for the FY26 Reimbursement Projects and the name of the fund or account from which the original expenditures will be paid are reasonably expected to be as set forth on Exhibit "A" attached hereto and made a part hereof.

Section 4. That the City reasonably expects to reimburse the FY26 Reimbursement Project costs not later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service.

Section 5. That this Resolution shall be maintained by the City Clerk in an Official Intent File maintained in the office of the Clerk and available at all times for public inspection, subject to such revisions as may be necessary.

PASSED_DAY_TAG
LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

CERTIFICATE

STATE OF IOWA

)
) SS
)

COUNTY OF LINN

I, the undersigned City Clerk of the City of Cedar Rapids, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this 13th day of May, 2025.

Alissa Van Sloten, City Clerk,
City of Cedar Rapids, State of Iowa

(SEAL)

EXHIBIT A

Series 2026 Resolution of Reimbursement Project/Fund Totals

Joint Communication	\$1,050,000
Streets	2,851,029
Bridge	1,000,000
Parks	368,446
Forestry	1,000,000
Library	500,000
Trails	336,525
Flood Control	36,000,000
Misc Construction	1,964,000
Information Tech	400,000
Facilities	830,000
Water Pollution Control	99,000,000
Water	6,500,000
Parking	7,000,000
Total	158,800,000



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: CONSENT AGENDA

Resolution adopting the Utilities Department – Water Division Fiscal Year 2026 fee schedule for Cedar Rapids Utilities – Water Division Miscellaneous Lab Services for all billings beginning July 1, 2025.

CIP/DID #WTR-FY26-00

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: Chapter 12 of the Municipal Code stipulates that the City Council by resolution may establish fees and special rates for various materials and services furnished by the Utilities Department – Water Division. These fees and rates are reviewed on an annual basis and changes are recommended to reflect the cost of service more accurately.

The Utilities Department – Water Division new Fiscal Year 2026 fee schedule for various lab materials and services furnished by the Water Division will go into effect on July 1, 2025.

Recommended Action: The Utilities Department recommends that the resolution adopting the Cedar Rapids Utilities – Water Division Miscellaneous Lab Services - FY26 Schedule for all materials and miscellaneous services furnished by the Water Division be hereby approved.

Alternative: None

Time Sensitivity: N/A

Resolution Date: May 13, 2025

Budget Information: N/A

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Chapter 12 of the Cedar Rapids Municipal Code stipulates that the City Council by Resolution may establish fees for various materials and services furnished by the Utilities Department – Water Division, and

WHEREAS, the Utilities Department – Water Division recommends adoption of the attached fee schedule (Cedar Rapids Utilities – Water Division Miscellaneous Lab Services – FY26 Schedule) for miscellaneous lab services to be provided to municipal utility customers.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the attached schedule (Cedar Rapids Utilities – Water Division Miscellaneous Lab Charges – FY26 Schedule) is hereby approved and established by the City Council of the City of Cedar Rapids, Iowa, and shall become effective on July 1, 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

Cedar Rapids Utilities - Water Division Laboratory Services - FY26 Schedule

<u>Event/Activity</u>	<u>FY26 *</u>
Alkalinity, total	\$14.00
Ammonia nitrogen - ISE	\$20.00
Ammonia Test - Low-level, colorimetric	\$17.00
Anions - chloride/sulfate - IC	\$30.00
Anions - fluoride/chloride/sulfate/nitrite/nitrate/phosphate - IC	\$37.00
Anions - nitrite/nitrate - IC	\$21.00
Anions - single analyte - IC	\$23.00
Bacteria Test - Heterotrophic Plate Count	\$50.00
Biochemical Oxygen Demand BOD/CBOD	\$36.00
Chemical Oxygen Demand - COD	\$31.00
Chlorine residual, free - colorimetric	\$10.00
Chlorine residual, total - amperometric	\$15.00
Chlorine residual, total - colorimetric	\$10.00
Coliform Bacteria Test - Presence/Absence	\$30.00
Coliform Bacteria Test - Quantitative - non-potable water	\$35.00
Coliform Bacteria Test - Quantitative - potable water	\$19.00
Conductivity	\$10.00
Cyanide, total - distillation/colorimetric	\$30.00
Fluoride Test - colorimetric	\$22.00
Hardness, total or calcium	\$15.00
Kjeldahl nitrogen	\$30.00
Metals - Iron	\$20.00
Metals - lead/copper - ICPMS	\$24.00
Metals - lead/copper/zinc/iron/manganese - ICPMS	\$42.00
Metals - single analyte - ICPMS	\$20.00
Nitrate Test - Ion chromatograph	\$18.50
Nitrite Test - colorimetric	\$22.00
Nitrite Test - Ion chromatograph	\$18.50
pH	\$10.00
Phosphate , ortho - colorimetric	\$25.00
Phosphate , total - colorimetric	\$30.00
Suspended Solids - TSS	\$22.00
Total Dissolved Solids - TDS	\$22.00
Total Organic Carbon	\$36.00
Total Solids - TS	\$15.00
Turbidity - nephelometric	\$10.00

NOTE: No rush testing is offered at this time.

*** Plus Tax**



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: CONSENT AGENDA

Resolution adopting the Utilities Department – Water Division Fiscal Year 2026 fee schedule for Cedar Rapids Utilities – Water Division Miscellaneous Services for all billings beginning July 1, 2025.

CIP/DID #WTR-FY26-01

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: Chapter 12 of the Municipal Code stipulates that the City Council by resolution may establish fees and special rates for various materials and services furnished by the Utilities Department – Water Division. These fees and rates are reviewed on an annual basis and changes are recommended to reflect the cost of service more accurately.

The Utilities Department – Water Division new Fiscal Year 2026 fee schedule for various materials and services furnished by the Water Division will go into effect on July 1, 2025.

Recommended Action: The Utilities Department recommends that the resolution adopting the Cedar Rapids Utilities – Water Division Miscellaneous Services - FY26 Schedule for all materials and miscellaneous services furnished by the Water Division be hereby approved.

Alternative: None

Time Sensitivity: N/A

Resolution Date: May 13, 2025

Budget Information: N/A

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Chapter 12 of the Cedar Rapids Municipal Code stipulates that the City Council by Resolution may establish fees for various materials and services furnished by the Utilities Department – Water Division, and

WHEREAS, the Utilities Department – Water Division Division recommends adoption of the attached fee schedule (Cedar Rapids Utilities – Water Division Miscellaneous Services – FY26 Schedule) for miscellaneous services to be provided to municipal utility customers.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the attached schedule (Cedar Rapids Utilities – Water Division Miscellaneous Charges – FY26 Schedule) is hereby approved and established by the City Council of the City of Cedar Rapids, Iowa, and shall become effective on July 1, 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

Cedar Rapids Utilities - Water Division Miscellaneous Services - FY26 Schedule

<u>Event/Activity</u>	<u>FY26 *</u>
Reminder Notice - Mailed	\$0.00
Final Notice - Mailed	\$0.00
Disconnect Notice - Tag Placed at Premise	\$23.00
Turn Off Service	\$0.00
Turn Off Service for Cut Non Pay	\$0.00
Service Call for Repairs (Standard)	\$57.96
Service Call for Repairs (Premium)	\$115.92
Turn On Service (Standard)	\$57.96
Turn On Service (Premium)	\$115.92
Turn On Service for Cut Non Pay (Standard)	\$86.94
Turn On Service for Cut Non Pay (Premium)	\$173.88
Service Call (Standard)	\$57.96
Service Call (Premium)	\$115.92
Missed Appointment	\$30.00
Meter Read/Start Account	\$19.81
Construction Set (Standard)	\$57.96
Construction Set (Premium)	\$115.92
Hydrant Meter Set or Removal (Standard) 3/4 Inch	\$57.96
Hydrant Meter Set or Removal (Premium) 3/4 Inch	\$115.92
Hydrant Meter Set or Removal (Standard) 2 Inch	\$115.92
Hydrant Meter Set or Removal (Premium) 2 Inch	\$231.84
Hydrant Meter Assembly Rental 3/4 Inch - Daily Rate	\$11.74
Hydrant Meter Assembly Rental 2 Inch - Daily Rate	\$17.42
Failure to Provide Access to Meter & Appurtenances (Charge Each Scheduled Meter Read Event)	\$100.00
Failure to Provide Keyless Entry to Access Meter Equipment in Common Area (Charge per Event)	\$100.00
Meter Read Charge (per meter & read event)-Refusal to allow installation or disabling Equipment	\$15.00
Water Construction Permit - (DNR Minimum Fee - Local Issuance)	\$100.00
Water Construction Permit - (DNR Fee per foot on projects > 1,000 ft.)	
Unauthorized Connection or Tampering - Water System/Equipment - First Offense	\$500.00
Unauthorized Connection or Tampering - Water System/Equipment - Second Offense	\$1,000.00
Unauthorized Connection or Tampering - Water System/Equipment - Each Additional Offense	\$1,500.00
Noncompliance of Testing Requirements - Backflow Device	\$100.00
Noncompliance of Testing Requirements - Backflow Device 2nd Event	\$200.00
Noncompliance of Testing Requirements - Backflow Device Each Additional Event > 2nd	\$500.00
Noncompliance to Repair or Replace Backflow Device	\$500.00
Returned Payment Charge	\$30.00
Lien Assessment Fee	\$5.00

Small Taps (2 inch or smaller)	\$330.50
Large Taps (larger than 2 inch)	\$1,304.35
Large Tap Re-Schedule (Charged if site not ready at scheduled time)	\$250.00
Charge to Test Meter	\$57.96
Frozen Meter Charge (Materials plus Service Call)	
Meters and Appurtenances (Materials - Incl. Mtls., Labor, Equip. & Service Call)	
Late Payment Penalty (Calculated on unpaid account balance)	4.5%
Distribution Materials (Materials, Labor & Equipment)	
Inspection Charge - Private Development - Hourly Rate	\$90.00
Flushing Charge - Private Development - Hourly Rate	\$90.00
Testing Charge - Private Development - Hourly Rate	\$90.00
Punch List - Private Development - Hourly Rate	\$90.00

*** Plus Tax where applicable**



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: CONSENT AGENDA

Resolution rescinding Resolution No. 0556-05-24 and establishing new Fiscal Year 2026 rates beginning July 1, 2025 for flat sewer rates to be charged for un-metered water supplies being discharged into the City sanitary sewer system.

CIP/DID #WPC-FY26-00

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: Chapter 13 of the Municipal Code stipulates that the City Council by resolution may establish fees and special rates for various materials and services furnished by the Utilities Department. These fees and charges are reviewed on an annual basis and changes are recommended to reflect the cost of service more accurately.

The Utilities Department – Water Pollution Control Division Fiscal Year 2026 rates for flat sewer rates to be charged for un-metered water supplies being discharged into the City sanitary sewer system will go into effect on July 1, 2025.

Recommended Action: The Utilities Department – Water Pollution Control Division recommends that City Council approve the resolution rescinding Resolution No. 0556-05-24 and establishing new Fiscal Year 2026 rates beginning July 1, 2025 for flat sewer rates to be charged for un-metered water supplies being discharged into the City sanitary sewer system.

Alternative: None

Time Sensitivity: Normal

Resolution Date: May 13, 2025

Budget Information: N/A

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Resolution No. 0556-05-24 was passed establishing flat sewer rates to be charged for unmetered water supplies being discharged directly or indirectly into the City sanitary sewer system, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that said Resolution No. 0556-05-24 is hereby rescinded and the following enacted in lieu thereof:

WHEREAS, in accordance with Section 13.17 (d) of Chapter 13 of the Municipal Code of the City of Cedar Rapids, Iowa, the Director of the Water Pollution Control Facilities has recommended that the following special flat sewer rates be adopted for users discharging unmetered water supplies directly or indirectly into the City sanitary sewer system:

1. Motels and Trailer Courts shall be charged at the flat rate of \$32.36 per month per unit (\$1.0639 per day).
2. Restaurants shall be charged at the flat rate of \$185.91 per month (\$6.1120 per day).
3. Laundromats shall be charged at the flat rate of \$37.48 per month per washing unit (\$1.2321 per day).
4. Pet stores or pet-grooming establishments shall be charged at the rate of \$149.09 per month (\$4.9017 per day).
5. Single-family dwellings shall be charged at the flat rate of \$49.89 per month (\$1.6401 per day).
6. Multiple family dwellings shall be charged at the flat rate of \$44.83 per month per unit (\$1.4740 per day).
7. The flat rate for sanitary wastewater for employees shall be \$3.78 per employee per month (\$0.1243 per day).
8. The flat rate for single-family dwellings occupied by a person or persons that qualify under Section 12.37 of Chapter 12, Water Service of the City Code shall be charged at the rate of 50% of the rate established for No. 5 above (\$24.94 per month or \$0.8201 per day).
9. Other un-metered flat rates, charges or accounts shall be increased by 9.0%.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the aforementioned rates or charges are hereby approved and established by the City Council of the City of Cedar Rapids, Iowa, and shall become effective on July 1, 2025.

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: Roy Hesemann

Description of Agenda Item: CONSENT AGENDA

Resolution rescinding Resolution No. 0557-05-24 and establishing new Fiscal Year 2026 special sewer rates beginning July 1, 2025 for wastewater that is hauled directly to the Water Pollution Control Facility for treatment.

CIP/DID #WPC-FY26-01

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: Chapter 13 of the Municipal Code stipulates that the City Council by resolution may establish fees and special rates for various materials and services furnished by the Utilities Department. These fees and charges are reviewed on an annual basis and changes are recommended to reflect the cost of service more accurately.

The Utilities Department – Water Pollution Control Division Fiscal Year 2026 rates for wastewater that is hauled directly to the Water Pollution Control Facility for treatment. will go into effect on July 1, 2025.

Recommended Action: The Utilities Department – Water Pollution Control Division recommends that City Council approve the resolution rescinding Resolution No. 0557-05-24 and establishing new Fiscal Year 2026 rates beginning July 1, 2025 for wastewater that is hauled directly to the Water Pollution Control Facility for treatment.

Alternative: None

Time Sensitivity: N/A

Resolution Date: May 13, 2025

Budget Information: N/A

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Resolution No. 0557-05-24 was passed that established special rates for the discharge of septic tank waste, portable toilet waste, grease interceptor and grease trap waste, and

WHEREAS, an updated rate must be established for the discharge of all categories of hauled wastewater, including septic, portable toilet, grease interceptor and grease trap at the Water Pollution Control Facilities.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CEDAR RAPIDS, IOWA that said Resolution No. 0557-05-24 is hereby rescinded and the following enacted in lieu thereof:

In accordance with subsection 13.17 (d) of Chapter 13 of the Municipal Code of the City of Cedar Rapids, Iowa, the Director of the Water Pollution Control Facilities has recommended that the following special sewer rates be adopted for hauled wastewater into Cedar Rapids Water Pollution Control Facilities:

1. Septic Tank Waste shall be charged \$165.63 per thousand gallons.
2. Portable Toilet Waste shall be charged \$134.22 per thousand gallons.
3. Grease Interceptor and Grease Trap Waste shall be charged \$235.09 per thousand gallons.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the aforementioned rates are hereby approved and established by the City Council of the City Cedar Rapids, Iowa, and shall become effective July 1, 2025.

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: Roy Hesemann

Description of Agenda Item: CONSENT AGENDA

Resolution adopting the Cedar Rapids Utilities – Solid Waste & Recycling Division Nuisance Abatement and Service Charges FY26 Schedule for all billings beginning July 1, 2025

CIP/DID #SWM-FY26-01

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: Chapter 24 of the Municipal Code stipulates that the City Council by resolution may establish fees and special rates for various materials and services furnished by the Utilities Department – Solid Waste and Recycling Division. These fees and rates are reviewed on an annual basis and changes are recommended to more accurately reflect the cost of service.

The Cedar Rapids Utilities – Solid Waste & Recycling Division new Fiscal Year 2026 fee schedule for Nuisance Abatement and Service Charges will go into effect on July 1, 2025.

Recommended Action: The Utilities Department recommends that the resolution establishing a new fee schedule for Fiscal Year 2026 for the Cedar Rapids Utilities – Solid Waste & Recycling Division Nuisance Abatement and Service Charges be hereby approved.

Alternative: None

Time Sensitivity: N/A

Resolution Date: May 13, 2025

Budget Information: N/A

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Chapter 24 of the Cedar Rapids Municipal Code stipulates that the City Council by Resolution may establish fees for various materials and services furnished by the Utilities Department – Solid Waste & Recycling Division, and

WHEREAS, the Utilities Department – Solid Waste & Recycling Division recommends adoption of the attached fee schedule (Cedar Rapids Utilities – Solid Waste & Recycling Division Nuisance Abatement and Service Charges – FY26 Schedule) for miscellaneous services to be provided to municipal utility customers.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the attached schedule (Cedar Rapids Utilities – Solid Waste & Recycling Division Nuisance Abatement and Service Charges – FY26 Schedule) are hereby approved and established by the City Council of the City of Cedar Rapids, Iowa, and shall become effective on July 1, 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

Cedar Rapids Utilities - Solid Waste & Recycling Division
Nuisance Abatement and Service Charges – FY26 Schedule

<u>Event/Activity</u>	<u>FY26 *</u>
Nuisance Abatement - Administrative Fee – City Right of Way Clean ups	\$ 160.00
Nuisance Abatement - Administrative Fee – Private Property Clean ups	\$ 358.00
Nuisance Abatement - Additional Labor – Driver - Fully Burdened Rate – Min. 1 Hour	\$ 94.00
Nuisance Abatement - Additional Labor – Abatement/Litter Officer - Fully Burdened Rate – Min. 1 Hour	\$ 102.00
Nuisance Abatement with CR Police officer – per occurrence	\$ 104.00
Nuisance Abatement - Lift Gate Dump Body Pick Up Truck Per hour - Minimum 1 Hour	\$ 22.00
Nuisance Abatement – “Bobcat -Toolcat” Machine Per Hour - Minimum 1 Hour	\$ 28.00
Nuisance Abatement - 15 Yard Packer Truck Per Hour - Minimum 1 Hour	\$ 32.00
Nuisance Abatement - 25 Yard Packer Truck Per Hour - Minimum 1 Hour	\$ 62.00
Nuisance Abatement - Specialized Crane or Debris Loader Truck - Per Hour - Minimum 1 Hour	\$ 120.00
Nuisance Abatement - Hook-lift truck - Per Hour - Minimum 1 Hour	\$ 55.00
Nuisance Abatement - Garbage Removal - Per One, 35 gallon, 40 Pound Garbage Container	\$ 15.00
Nuisance Abatement - Bulky Item Removal - Large Item - Per Item Charge	\$ 20.00
Nuisance Abatement - TV & Computer Removal Fee - Flat Rate Fee	\$ 30.00
Nuisance Abatement - Emptying Cardboard Boxes of Garbage - Per Box	\$ 14.00
Nuisance Abatement - Emptying 95 gallon YARDY cart of Garbage	\$ 45.00
Nuisance Abatement - Emptying 65 gallon CURBY cart of Garbage	\$ 30.00
Nuisance Abatement - Appliance Removal - Per Appliance	\$ 30.00
Nuisance Abatement - Mattress Removal - Per Mattress	\$ 25.00
Nuisance Abatement - Scrap Metal Collection	\$ 25.00
Nuisance Abatement - Disposal Cost - Min. \$25.00 or Actual Tipping Fee if Greater Than \$25.00	\$ 25.00
Weed / Tall Grass Mowing Abatement Administrative Fee – per occurrence	\$ 82.00
Weed / Tall Grass Mowing Abatement (Contract Costs for Mowing and/or Debris Removal)	\$ -
Weed / Tall Grass Mowing Abatement with CR Police officer – per occurrence	\$ 168.00
Sidewalk Snow Citation Fee – per occurrence	\$ 35.00
Sidewalk Snow and Ice Abatement Administrative Fee – per occurrence	\$ 122.00
Material Fee for Sidewalk Snow and Ice Abatement – per occurrence	\$ 20.00
Labor / Driver (1) - for Sidewalk Snow and Ice Abatement – per hour	\$ 68.00
Bombadier + Operator - for Sidewalk Snow and Ice Abatement – per hour	\$ 84.00
1 Ton 4X4 Crew Cab Pick-Up Truck (Streets) - for Sidewalk Snow and Ice Abatement – per hour	\$ 20.00
¾ Ton 4X4 Crew Cab Pick-up Truck (SLWST) - for Sidewalk Snow and Ice Abatement – per hour	\$ 20.00
Snowblower - for Sidewalk Snow and Ice Abatement – per hour	\$ 10.00
Lien Assessment Fee	\$ 6.00
Illegal Dumping - Clean Up Cost (Actual Cost for Equipment, Materials & Labor – Minimum 1 Hour)	\$ -
Illegal Dumping - Disposal Cost - Min. \$55.00 or Actual Tipping Fee if Greater Than \$55.00	\$ 55.00

<u>Event/Activity</u>	<u>FY26 *</u>
Regular Special Collection Services - Bulky Item Collection - Per First Item	\$ 15.00
Regular Special Collection Services - Bulky Item Collection - Per Each Additional Item	\$ 5.00
Regular Special Collection Services – Mattress Any Size – Per Item Charge	\$ 20.00
Regular Special Collection Services – Mattress Box Spring Any Size – Per Item Charge	\$ 5.00
Regular Special Collection Services - Appliance Collection - Per Item Charge	\$ 15.00
Regular Special Collection Services - Appliance Hauling Cost - Flat Rate Fee Per Haul	\$ 20.00
Regular Special Collection Services - Scrap Metal Collection Cost - Flat Rate Fee	\$ 20.00
Regular Special Collection Services - Pool Liners (Above Ground Pools)	\$ 30.00
Regular Special Collection Services – TVs or Computer monitors – Per Item Charge	\$ 15.00
Regular Special Collection Services - Console or Projection TV – Per Item Charge	\$ 20.00
Regular Special Collection Services - TV & Computer Hauling Fee - Flat Rate Fee	\$ 20.00
Regular Special Collection Services - Gaming tables over 200 Pounds	\$ 175.00
Regular Special Collection Services - Regular Pianos and Organs	\$ 300.00
Regular Special Collection Services - Baby Grand Pianos	\$ 350.00
Regular Special Collection Services - Grand Pianos	\$ 400.00
Regular Special Collection Services – Hot Tubs	\$ 300.00
Regular Special Collection Services – Odd Bulky Items – Supervisor Approved – Costs Will Vary – Labor – Fully Burdened Rate Per Current FY- Min. 1 Hour	\$ -
Regular Special Collection Services - Garbage Packer - Truck - Per Hour - Minimum 1 Hour	\$ 62.00
Regular Special Collection Services - Garbage Packer – Labor - Fully Burdened Rate - Min. 1 Hour	\$
Regular Special Collection Services - Hook-lift - Truck - Per Hour - Minimum 1 Hour	\$ 55.00
Regular Special Collection Services - Hook-lift – Labor - Fully Burdened Rate - Minimum 1 Hour	\$
Regular Special Collection Services - Debris Loader - Truck - Per Hour - Minimum 1 Hour	\$ 120.00
Regular Special Collection Services - Debris Loader - Labor - Fully Burdened Rate (Min. 1 Hour)	\$
Regular Special Collection Services - Leaf Vacuum Truck Per Hour - Minimum 1 Hour	\$ 100.00
Regular Special Collection Services - Leaf Vacuum – Labor – Fully Burdened Rate – Min. 1 Hour	\$
Regular Special Collection Services - 2 Cubic Yard Dumpster Rental - Per Day - Minimum 1 Day	\$ 1.00
Regular Special Collection Services - 4 Cubic Yard Dumpster Rental - Per Day - Minimum 1 Day	\$ 2.00
Regular Special Collection Services - 6 Cubic Yard Dumpster Rental - Per Day - Minimum 1 Day	\$ 3.00
Regular Special Collection Services - 20 Cu. Yard Hook Lift Box Rental - Per Day - Minimum 1 Day	\$ 10.00
Regular Special Collection Services - 30 Cu. Yard Hook Lift Box Rental - Per Day - Minimum 1 Day	\$ 20.00
Regular Special Collection Services - 40 Cu. Yard Hook Lift Box Rental - Per Day - Minimum 1 Day	\$ 30.00

Event/Activity	FY26 *
Return for missed garbage collection	\$ 15.00
Return for missed recycling collection	\$ 15.00
Return for missed yard waste collection	\$ 15.00
Process Unit Waiver Applications / Renewals	\$ 3.50
Process ADA Applications / Renewals	\$ 3.50
First Time Cart Exchange Fee	\$ 25.00
Cart Exchange Fee	\$ 50.00
Additional garbage "GARBY" Cart Collection - Daily Rate	\$ 0.3106
Additional recycling "CURBY" Cart Collection - (Actual Cost of Cart)	\$
Additional yard waste "YARDY" Cart Collection - (Actual Cost of Cart)	\$
Emptying recycling "CURBY" cart of garbage for noncompliant use, per occurrence	\$ 30.00
Emptying yard waste "YARDY" cart of garbage for noncompliant use	\$ 45.00
Emptying yard waste "YARDY" cart of garbage and removal for repeated noncompliant use	\$ 45.00
Replacement of Fire Damaged Yard Waste "YARDY" Cart - (Actual Cost of Cart)	\$ -
Replacement of Vehicle Damaged Yard Waste "YARDY" Cart - (Actual Cost of Cart)	\$ -
Replacement of Fire Damaged Recycling "CURBY" Cart - (Actual Cost of Cart)	\$ -
Replacement of Vehicle Damaged Recycling "CURBY" Cart - (Actual Cost of Cart)	\$ -
Replacement of Fire Damaged Solid Waste "GARBY" Cart - (Actual Cost of Cart)	\$ -
Replacement of Vehicle Damaged Solid Waste "GARBY" Cart - (Actual Cost of Cart)	\$ -
Missing Cart Call – (Found By Staff Within The Block)	\$ 20.00
Extra Garbage Tag	\$ 2.25
Insufficient Funds (NSF) and ACH Rejection	\$ 30.00
Late Payment Penalty (Calculated on unpaid account balance)	4.5%

*** Plus Tax**

Regular Business Hours:

(Mon.-Fri. 7:00am to 3:30pm excluding Holidays)



Council Agenda Item Cover Sheet

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 of Support and authorizing local match funds for an application by Ginkgo Ridge LLC to the Iowa Economic Development Authority for Workforce Housing tax Credits at 1202-1226 Summit Avenue SW. **(Council Priority/Business Friendly)** CIP/DID # TIF-0012-2025

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

Background: The Resolution provides support for a Workforce Housing Tax Credits (WHTC) application by Ginkgo Ridge LLC for a housing project at 1202-1226 Summit Avenue SW. The estimated project cost is \$1.4 million. The project is seeking funding through the Workforce Housing Tax Credit Program administered by the Iowa Economic Development Authority, including a provision of local match.

The following is a summary of the proposed project:

- + \$1.4 million investment
- + 7 market rate rental housing units
- + 2 bedroom, 1.5 bath and 2 stall garages
- + Incentive: The standard incentive provides a 10-year, 100% exemption of the increased value generated by the project. Based on the investment and estimated post-development value, the project is expected to generate \$308,000 in total taxes over a 10-year period, of which \$190,000 would be exempted.

If the project is awarded Workforce Housing Tax Credits for Iowa Economic Development Authority, the public process to establish an Urban Revitalization Area will follow.

Recommended Action: City staff recommends approving the Resolution

Alternative: NA

Time Sensitivity: NA

Resolution Date: May 13, 2025

Budget Information: NA

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION OF SUPPORT FOR AN APPLICATION BY GINKGO RIDGE LLC
FOR AN APPLICATION FOR WORKFORCE HOUSING TAX CREDITS
THROUGH THE IOWA ECONOMIC DEVELOPMENT AUTHORITY FOR A
REDEVELOPMENT AT 1202-1226 SUMMIT AVENUE SW

WHEREAS, Ginkgo Ridge LLC (the “Developer”) is proposing to undertake a housing redevelopment project at 1202-1226 Summit SW (the “Property”) and is applying for Workforce Housing Tax Credit (“WHTC”) funds through the Iowa Economic Development Authority (IEDA); and

WHEREAS, the project consists of the construction of 7 market rate rental units, with an estimated \$1.4 million in private investment (the “Project”); and

WHEREAS, the WHTC Program requires the City to provide local match of not less than \$1,000 per dwelling unit associated with the Project, which local match can be satisfied through a property tax exemption or rebate; and

WHEREAS, the City Council has established economic development programs which guide the use of financial assistance and aid in achieving the economic development objectives of the City contained in EnvisionCR, the City’s comprehensive plan, as well as the Economic Development Strategic Plan; and

WHEREAS, the Project qualifies for the City’s Local Match – Economic Development Program which provides a 10-year, 100% exemption of the increased value generated by the project. Based on the investment and estimated post-development value, the project is expected to generate \$308,000 in total taxes over a 10-year period, of which \$190,000 would be exempted (the “City Incentive”); and

WHEREAS, the City Incentive as authorized by this Resolution meets the requisite match requirement as required by the WHTC program.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Council hereby expresses its support of an application on behalf of the Developer to IEDA for WHTC funds and providing local match funds under the Local Match – Economic Development Program as provided for herein.

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: REGULAR AGENDA
 Resolution of Support and authorizing local match funds for an application by Rose Cottage 2, LC to the Iowa Economic Development Authority for Workforce Housing tax Credits at 8503-8519 Prairie View Lane SW. **(Council Priority/Business Friendly)** CIP/DID #URTE-0061-2025

Council Priority: Business-Friendly
EnvisionCR Goal: StrengthenCR Goal 3: Adopt policies that create choices in housing types and prices throughout the City.

Background: The Resolution provides support for a Workforce Housing Tax Credits (WHTC) application by Rose Cottage 2, LC for a housing project at 8503-8519 Prairie View Lane SW. The estimated project cost is \$8,730,000. The project is seeking funding through the Workforce Housing Tax Credit Program administered by the Iowa Economic Development Authority, including a provision of local match.

The following is a summary of the proposed project:

- + Minimum Investment: \$8.73 million
- + Minimum Improvements
 - o 44 3-story townhomes
 - 2-bedroom; 2.5 bath
 - 2-stall garages
 - o 14 2-story townhomes
 - 2-bedroom; 2.5 bath
 - 1-stall garage
- + Construction: Commencement August 2025; Completion August 2028
- + Incentive: The standard incentive provides a 10-year, 100% exemption of the increased value generated by the project. Based on the investment and estimated post-development value, the project is expected to generate \$2.1 million in new taxes over a 10-year period, of which \$1.3 million would be exempted.

If the project is awarded Workforce Housing Tax Credits for Iowa Economic Development Authority, the public process to establish an Urban Revitalization Area will follow.

Recommended Action: City staff recommends approving the Resolution

Alternative: NA

Time Sensitivity: NA

Resolution Date: May 13, 2025

Budget Information: NA

Local Preference Policy: Not applicable
Explanation:

Recommended by Council Committee: Not applicable
Explanation:

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION OF SUPPORT FOR AN APPLICATION BY ROSE COTTAGE 2,
LC FOR AN APPLICATION FOR WORKFORCE HOUSING TAX CREDITS
THROUGH THE IOWA ECONOMIC DEVELOPMENT AUTHORITY FOR A
REDEVELOPMENT AT 8503-8519 PRAIRIE VIEW LANE SW

WHEREAS, Rose Cottage 2, LC (the “Developer”) is proposing to undertake a housing redevelopment project at 8503-8519 Prairie View Lane SW (the “Property”) and is applying for Workforce Housing Tax Credit (“WHTC”) funds through the Iowa Economic Development Authority (IEDA); and

WHEREAS, the project consists of the construction of 44 3-story townhomes (2-bedroom, 2.5 bath, and 2-stall garages) and 14 2-story townhomes (2-bedroom, 2.5 bath, 1-stall garage) with an estimated \$8.73 million in private investment (the “Project”); and

WHEREAS, the WHTC Program requires the City to provide local match of not less than \$1,000 per dwelling unit associated with the Project, which local match can be satisfied through a property tax exemption or rebate; and

WHEREAS, the City Council has established economic development programs which guide the use of financial assistance and aid in achieving the economic development objectives of the City contained in EnvisionCR, the City’s comprehensive plan, as well as the Economic Development Strategic Plan; and

WHEREAS, the Project qualifies for the City’s Local Match – Economic Development Program which provides a 10-year, 100% exemption of the increased value generated by the project. Based on the investment and estimated post-development value, the project is expected to generate \$2.1 million in new taxes over a 10-year period, of which \$1.3 million would be exempted (the “City Incentive”); and

WHEREAS, the City Incentive as authorized by this Resolution meets the requisite match requirement as required by the WHTC program.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Council hereby expresses its support of an application on behalf of the Developer to IEDA for WHTC funds and providing local match funds under the Local Match – Economic Development Program as provided for herein.

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: CONSENT AGENDA
 Resolution of Support and authorizing local match funds for an application by The Vesnice LLC to the Iowa Economic Development Authority for Workforce Housing tax Credits at 116 16th Ave SE. **(Council Priority/Business Friendly)** CIP/DID # DISP-0045-2023

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

Background: On June 27, 2023, City Council approved the proposal from High Properties for the disposition of City owned property at 116 16th Ave SE. The Vesnice LLC, an entity of High Properties, intends to apply for Workforce Housing Tax Credits for the 2025 round, which requires the City to provide local match funds. The Resolution provides the support for the Developer’s application and also authorizes local funding through the City’s Local Match – Economic Development Program.

The following is a summary of the proposed project:

- + \$23 million investment
- + 75 market rate rental housing units
- + 4,500 square ft commercial space on main floor
- + Covered Parking

The Local Match – Economic Development Program provides a 10-year, 100% rebate of the increased taxes generate by the housing portion of the project. Based on the investment and estimated post development value, the project is expected to generate a total of \$2.1 million in taxes over a 10-year period, of which \$1.8 million would be rebated back to the company.

Recommended Action: City staff recommends approving the Resolution

Alternative: NA

Time Sensitivity: NA

Resolution Date: May 13, 2025

Budget Information: NA

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION OF SUPPORT FOR AN APPLICATION BY THE VESNICE LLC
FOR AN APPLICATION FOR WORKFORCE HOUSING TAX CREDITS
THROUGH THE IOWA ECONOMIC DEVELOPMENT AUTHORITY FOR A
REDEVELOPMENT AT 116 16TH AVENUE SE

WHEREAS, The Vesnice LLC (the “Developer”) is proposing to undertake a mixed-use redevelopment project at 116 16th Ave SE (the “Property”) and is applying for Workforce Housing Tax Credit (“WHTC”) funds through the Iowa Economic Development Authority (IEDA); and

WHEREAS, the project consists of the mixed-used redevelopment with 75 market rate housing units and main floor commercial space, totaling an estimated \$23 million in private investment (the “Project”); and

WHEREAS, the WHTC Program requires the City to provide local match of not less than \$1,000 per dwelling unit associated with the Project, which local match can be satisfied through a property tax exemption or rebate; and

WHEREAS, the City Council has established economic development programs which guide the use of financial assistance and aid in achieving the economic development objectives of the City contained in EnvisionCR, the City’s comprehensive plan, as well as the Economic Development Strategic Plan; and

WHEREAS, the Project qualifies for the City’s Local Match – Economic Development Program which provides a 10-year, 100% rebate of increased taxes associated with the housing portion of project which is estimated to be \$1.8 million in taxes (the “City Incentive”); and

WHEREAS, the City Incentive as authorized by this Resolution meets the requisite match requirement as required by the WHTC program.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Council hereby expresses its support of an application on behalf of the Developer to IEDA for WHTC funds and providing local match funds under the Local Match – Economic Development Program as provided for herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

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

Presenter at meeting: Rob Davis, PE, ENVSP

Description of Agenda Item: CONSENT AGENDA

Resolution accepting the established fair market value in the amount of \$980 for the acquisition of a temporary construction easement from land at 4202 Twin Pine Drive NE, owned by Zachary and Alexandra Zahn, in connection with the 42nd Street NE Improvements-Phase 1 from River Ridge Drive to Pine View Drive project (**Paving for Progress**).

CIP/DID #3012188-00

<p>Council Priority: Strengthen and Stabilize Neighborhoods</p>
<p>EnvisionCR Goal: ConnectCR Goal 4: Improve the function and appearance of our key corridors.</p>

Background: The temporary construction easement is required to accommodate the approved Paving for Progress Project, 42nd Street NE Improvements. This project is improving the pavement on the sidewalks and roadway, water main replacement, and adding storm and sanitary sewer. The right-of-way negotiations to acquire the necessary land for this project began in late 2023.

This project has already begun construction and this parcel is the only property yet to enter into an agreement with the City for easements necessary for the project.

The \$980 compensation amount offered for the temporary construction easement is based on comparisons of similar properties to the subject property provided by a qualified appraiser hired by the City.

The acceptance of fair market value is the first of two steps in passing a resolution to refer to the Linn County Compensation Commission, in accordance with the eminent domain proceedings, to allow the City to obtain the necessary right-of-way and easements. This action will maintain the 2025 construction schedule. The City will remain available to negotiate to reach a mutually agreeable settlement to conclude this transaction. In the meantime, mediation has been offered. If an agreement is executed and approved by City Council prior to convening the Linn County Compensation Commission, the eminent domain proceedings will terminate.

Recommended Action: The Public Works Department recommends the City Council adopt the resolution.

Alternative: None

Time Sensitivity: Normal

Resolution Date: May 13th, 2025

Budget Information: 301/301000/3012188/SLOST

Local Preference Policy: NA

Explanation: Local Preference Policy does not apply to the acquisition of right of way and/or easements.

Recommended by Council Committee: Not applicable

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Public Works Department established the fair market value in the amount of \$980 for the acquisition of a temporary construction easement from land at 4202 Twin Pine Dr NE, owned by Zachary and Alexandra Zahn, as required for 42nd Street NE Improvements-Phase 1 from River Ridge Drive to Pine View Drive project, and

WHEREAS, the Public Works Department recommends that the City Council accept the established fair market value of the above-affected property as a result of the project, and

WHEREAS, the City Council has approved the Capital Improvement project for the 42nd Street NE Improvements-Phase 1 from River Ridge Drive to Pine View Drive project,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Council accept the fair market value in the amount of \$980 for the acquisition of a temporary construction easement from land at 4202 Twin Pine Dr NE, owned by Zachary and Alexandra Zahn, as required for 42nd Street NE Improvements-Phase 1 from River Ridge Drive to Pine View Drive project.

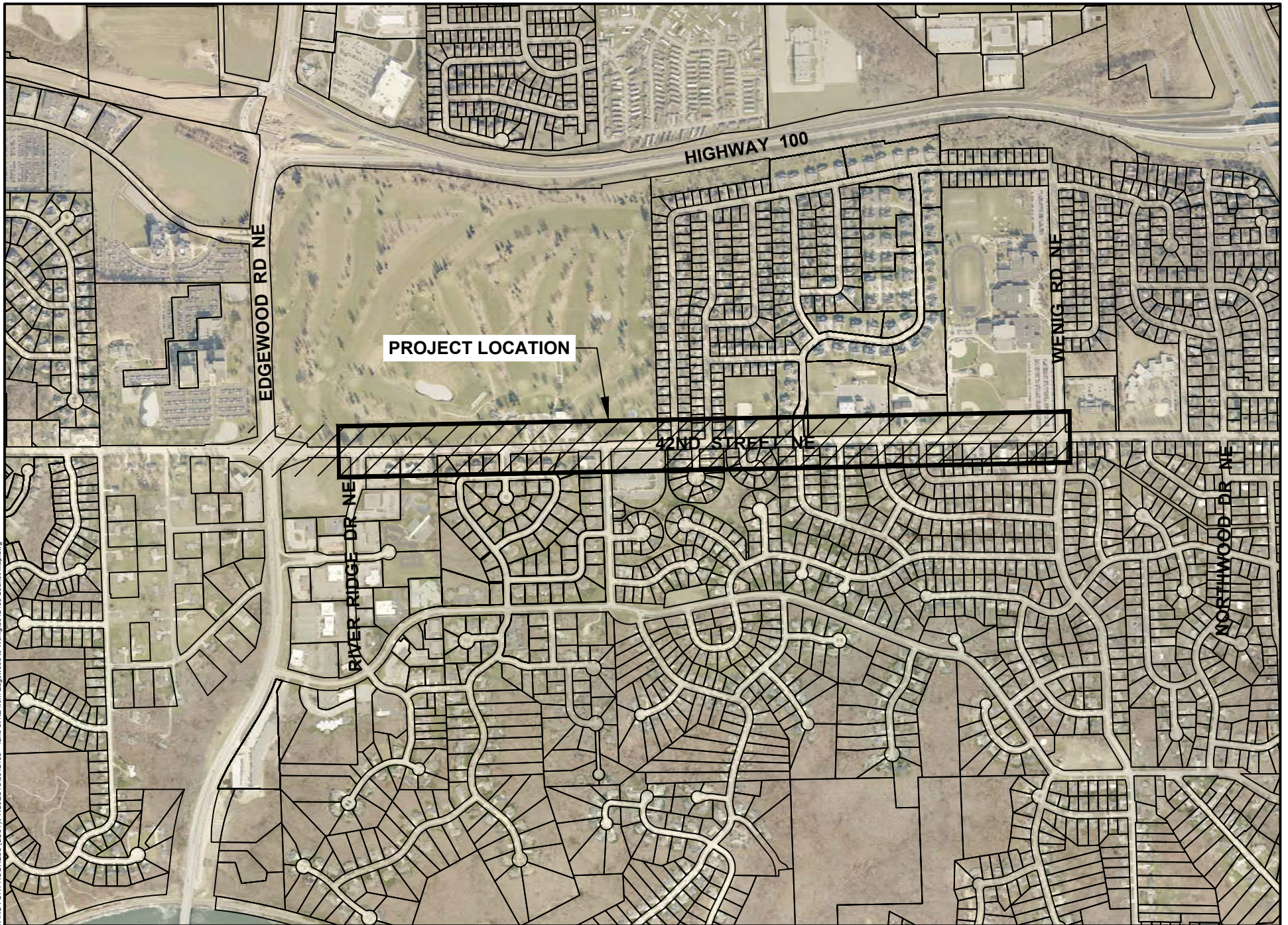
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LEG_PASSED_FAILED_TAG

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 Fire Chief or the Chief's Designee to execute Agreements for Use, Release, and Indemnification Contracts on behalf of the Cedar Rapids Fire Department for Non-Burn Exercises and Live Fire Training through midnight on April 30, 2030.

CIP/DID # FIR0425-0104

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

Background: The current Resolution authorizing the Fire Chief or Chief's Designee to execute the Agreement for Use, Release and Indemnification Contract on behalf of the Cedar Rapids Fire Department for Non-Burn Exercises and Live Fire Training expired on December 31, 2021. This allowed for donated property to be trained on quickly so the property can be removed and the property owner can move on in the construction process. These trainings provide invaluable practice to employees of the Cedar Rapids Fire Department.

Recommended Action: The Fire Department recommends approval.

Alternative: None.

Time Sensitivity: N/A

Resolution Date: May 13, 2025

Budget Information: N/A

Local Preference Policy: Not applicable

Explanation: N/A

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Cedar Rapids Fire Department (CRFD) requires suitable structures for field exercises to properly train and instruct its public safety employees in fire ground tasks and techniques including the extinguishment of actual live fires (Non-Burn Exercises and Live Fire Training), and

WHEREAS, there are Owners that desire to have structures on their Properties dismantled, destroyed, or otherwise demolished, and those Owners enter into signed Agreements for Use, Release, and Indemnification with the City for CRFD use of the structures for Non-Burn Exercises and Live Fire Training, and

WHEREAS, prior to use by the CRFD for Non-Burn Exercises and Live Fire Training, the above-mentioned Properties will be prepared for destruction or demolition, including identification and removal of all asbestos-containing materials according to the requirements of the Iowa Department of Natural Resources and elimination of all utilities including water, natural gas, electrical service, and communication services.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Fire Chief or the Chief's Designee be authorized to execute Agreements for Use, Release, and Indemnification on behalf of the Cedar Rapids Fire Department until midnight on April 30, 2030.

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, PE, ENVSP

Description of Agenda Item: CONSENT AGENDA

Resolution setting a Public Hearing for May 27, 2025, to consider the vacation of a 10-foot utility easement at 5915 and 5955 4th Street SW, as requested by Corridor Developers, L.L.C. (**Council Priority**)

CIP/DID #EASE-000062-2025

Council Priority: Business-Friendly

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

Background: The 10-foot utility easement was established on 5915 and 5955 4th Street SW in 2004 on the Final Plat of Lumber Yard First Addition. In 2006, Corridor Developers acquired additional property that extended the property at 5915 and 5955 4th Street SW to the east. Corridor developed commercial condominiums on 5915 4th Street SW with the condominiums being built without vacating the existing utility easement and subsequently sold the units. The placement of the original easement on the expanded location at 5955 4th Street SW now prevents Corridor's ability to maximize the east/west development potential of the property. Since the utility easement was not vacated prior to commercial condominium development on 5915 4th Street SW, the entire utility easement is now being vacated. The area proposed for vacation is not needed because there is an existing utility easement that runs around the perimeter of the property, eliminating the need for one through the middle.

Recommended Action: The Public Works Department recommends passing a resolution to set a public hearing to consider vacating a 10-foot public utility easement.

Alternative: Do not pass the resolution and Corridor would need to redesign their proposed project.

Time Sensitivity: Normal

Resolution Date: May 13, 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 MAY 27, 2025
TO CONSIDER THE VACATION OF A UTILITY EASEMENT

WHEREAS, the City of Cedar Rapids has received a request from Corridor Developers, L.L.C. for the partial vacation of a utility easement described as follows:

a 10-foot utility easement at 5915 and 5955 4th Street SW

WHEREAS, the terms of the resolution will include the following:

1. Corridor Developers, L.L.C. has paid the application fee of \$500.
2. Corridor Developers, L.L.C. shall pay all publication and recording costs.
3. The parcel will be released for the consideration of a \$100 fee.

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, at 4:00 p.m. on May 27, 2025 to consider this utility easement vacation as requested by Corridor Developers, L.L.C.

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

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, PE, ENVSP

Description of Agenda Item: CONSENT AGENDA

Resolution setting a Public Hearing for May 27, 2025 to consider the vacation and disposition of public ways and grounds in and to a 0.39-acre parcel of right-of-way west of and adjacent to 2825 Prairie Ridge Drive SW, as requested by Prairie Pine Properties, LLC. (**Council Priority**)

CIP/DID #ROWV-000157-2025

Council Priority: Business-Friendly
EnvisionCR Goal: GrowCR Goal 4: Communicate and collaborate with regional partners.

Background: Area Ambulance Authority, the adjacent property owner to the east, has consented to this vacation of right-of-way along their frontage via an agreement with the requester. This vacation affords the developer with the ability to expand and maximize the full potential of the property.

As Prairie Ridge Drive SW was previously dedicated in 2001 on the Final Plat, Prairie Ridge Business Park First Addition, City staff has recommended a value of \$1 of the existing right-of-way to be vacated. Prairie Pine Properties, LLC is still responsible for application fees at the City's standard rates.

Recommended Action: The Public Works Department recommends passing a resolution to schedule the Public Hearing to vacate and dispose of this right-of-way.

Alternative: Do not pass the resolution and redesign the proposed project.

Time Sensitivity: Normal

Resolution Date: May 13, 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 MAY 27, 2025 TO CONSIDER
THE VACATION AND DISPOSITION OF CITY-OWNED RIGHT-OF-WAY

WHEREAS, the City of Cedar Rapids has received a request from Prairie Pine Properties, LLC for the vacation and disposition of City-owned excess right-of-way described as follows:

a 0.39-acre parcel of City-owned right-of-way located west of and adjacent to 2825 Prairie Ridge Drive SW (Lot A, Prairie Ridge Business Park First Addition to Cedar Rapids, Iowa)

, and

WHEREAS, the terms of the resolution will include the following:

1. Prairie Pine Properties, LLC has paid the application fee of \$1,000.
2. The parcel will be released for the consideration of \$100.
3. Prairie Pine Properties, LLC has paid all publication and recording costs of \$100 to the City.

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 May 27, 2025 to consider this vacation and disposition as requested by Linn County, Iowa, 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





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
May 27, 2025- to consider a second Fiscal Year 2025 Budget Amendment.
CIP/DID #FIN2024-11

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: On May 14, 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 May 27, 2025. The budget amendment is required to be certified to the Linn County Auditor by May 31, 2025. This is the second and final amendment for the fiscal year.

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: Police

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

Presenter at Meeting: Michelle Omar

Description of Agenda Item: Motions setting public hearings

May 27, 2025 – to consider repealing Chapter 42 of the Municipal Code, Solicitors and Transient Merchants, and enacting a new Chapter 42 in its place to amend definitions, license requirements, and parking regulations.

CIP/DID #PD0060

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: The motion sets a public hearing to consider changes to Chapter 42 – Solicitors and Transient Merchants. Chapter 42 was adopted originally by City Council in 1985 and has been amended over time with the last amendments made in 2022.

These recommended updates are to do the following:

- Add the definition of “mall” and “permanent merchant” to match with Chapter 42A – Mobile Food Vendors
- Amend parking definitions to match changes in parking regulations and payment methods
- Clarify the definition of “public right-of-way”
- Language has been added that clarifies the requirement that solicitors need to show the actual license issued by the city (not a photograph or a copy)
- Add a provision that allows retail stores to waive the 100-foot buffer requirement
- Revise regulations on vending in the right-of-way
- Matched the provision in 42A that address generators or vehicle motors that produce excessive smoke, fumes, or noise
- Clarify the exemption from license requirement when a market is open

Recommended Action: City staff recommends setting the public hearing for May 27, 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:

Recommended by Council Committee: Not applicable
Explanation:



Council Agenda Item Cover Sheet

Submitting Department: Community Development

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

Presenter at Meeting: Adam Lindenlaub

Description of Agenda Item: Motions setting public hearings

May 27, 2025 – to consider repealing and enacting a new Chapter 42A - Mobile Food Vendors, to amend definitions, vending and parking regulations, and license exemptions.

CIP/DID #ZONE-0005-2016

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: The motion sets a public hearing to consider changes to Chapter 42A – Mobile Food Vendors. 42A was adopted by City Council in 2016 and has been amended over time to improve the permitting process or clarify sections of it.

These recommended updates are to do the following:

- Add the definition of “mall” to match with Chapter 42 – Solicitors and Transient Merchants
- Amend parking definitions to match changes in parking regulations and payment methods
- Clarify the definition of “public right-of-way”
- Amend the Fire Department inspection approval process
- Prohibit the operation of a grill or smoker outside of the mobile food vending unit
- Add a provision that allows retail stores to waive the 100-foot buffer requirement
- Revise regulations on vending in the right-of-way
- Aligning signage regulations with Chapter 32 – Zoning
- Clarify the exemption from license requirement when a market is open

Recommended Action: City staff recommends setting the public hearing for May 27, 2025

Alternative: City Council may table and request additional information

Time Sensitivity: NA

Resolution Date: May 27, 2025

Budget Information: NA

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:



Council Agenda Item Cover Sheet

Submitting Department: Police

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

Presenter at Meeting: Michelle Omar

Description of Agenda Item: Motions setting public hearings

May 27, 2025 – to consider amending Chapter 62.19 of the Municipal Code, Obstructing Sidewalks or other Public Ways.

CIP/DID: PD0080

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: The motion sets a public hearing to consider changes to Chapter 62.19 of the Municipal Code, Obstructing Sidewalks or other Public Ways.

These recommended updates are to do the following:

- Improves safety concerns on sidewalks, pathways, right-of ways for pedestrians, bicyclists, and the motoring public (obstructed view).
- Improve safety issues in potential flash flood areas.
- Allows law enforcement to legally and more efficiently address these concerns.
- Reduces loitering and vandalism concerns.
- Reduction in fine amount to \$10.00 (lowest possible) and no court appearance required.

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:

Recommended by Council Committee: Not applicable

Explanation:



Council Agenda Item Cover Sheet

Submitting Department: Community Development

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

Presenter at Meeting: Laura Shaw

Description of Agenda Item: Motions setting public hearings

May 27, 2025 – to consider an application for Community Development Block Grant-CV (CDBG-CV) funds for homelessness operations for Willis Dady Homeless Services being offered by the Iowa Economic Development Authority (IEDA). **(Council Priority)**

CIP/DID #CDBG-CV-FY25

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

Background: A public hearing must be held prior to applying for CDBG-CV funds being offered by the Iowa Economic Development Authority (IEDA). This will be a non-competitive application in which IEDA has identified Willis Dady Homeless Services as the eligible entity to receive \$75,000 in funding for homeless shelter operations costs. The City will receive \$1,500 for service delivery and administration costs. This application is consistent with the overall homeless systems initiative supported by the City of Cedar Rapids and Linn County.

A summary of the following will be provided at the public hearing, as required by this grant:

1. Need for the CDBG project
2. Description of the CDBG funded project & activities
3. The amount of CDBG funds for the project
4. Estimated amount of CDBG assistance that will benefit low-and moderate-income persons
5. The location of project activities
6. Any relocation that will have to take place because of the CDBG project, plans to minimize any displacement of persons as a result of the funded activity, and plans to assist persons actually displaced if that were to occur
7. City/ County contact information for residents to contact with concerns or complaints regarding the project
8. Community Development and Housing Needs of low to moderate persons in the City and any planned or potential activities to address these needs.
9. Other Community Development and Housing needs and any planned or potential activities to address these needs.

Recommended Action: Staff recommend holding the public hearing.

Alternative: Table and request additional information.

Time Sensitivity: Applications are due to the IEDA by June 1, 2025.

Resolution Date: May 27, 2025

Budget Information: N/A

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:



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: Motions setting public hearings

Motion Setting a Public Hearing for May 27, 2025 to consider a change of zone for property located at 1712 32nd Street NE; 3201 & 3215 Carlisle Street NE from T-ML, Traditional Mixed Use Limited, & S-RM1, Suburban Residential Medium Single Unit, to T-MC, Traditional Mixed Use Center District as requested by Mirami, LLC.

CIP/DID # RZNE-000215-2025

Council Priority: Strengthen and Stabilize Neighborhoods
EnvisionCR Goal: GrowCR Goal 2: Manage Growth.

Background: This action sets a public hearing to consider a change of zone for property located at 1712 32nd Street NE; 3201 & 3215 Carlisle Street NE. The applicant is seeking to combine the parcels to be rezoned with adjacent land to the west to allow for construction of a 4500 sf restaurant with a drive-thru window and 60 parking stalls. The Future Land Use Map designation for this area is Urban Medium Intensity.

This request was reviewed by the City Planning Commission on May 1st and unanimously recommended for approval.

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 June 10th, 2025.

Budget Information: NA

Local Preference Policy: Not applicable

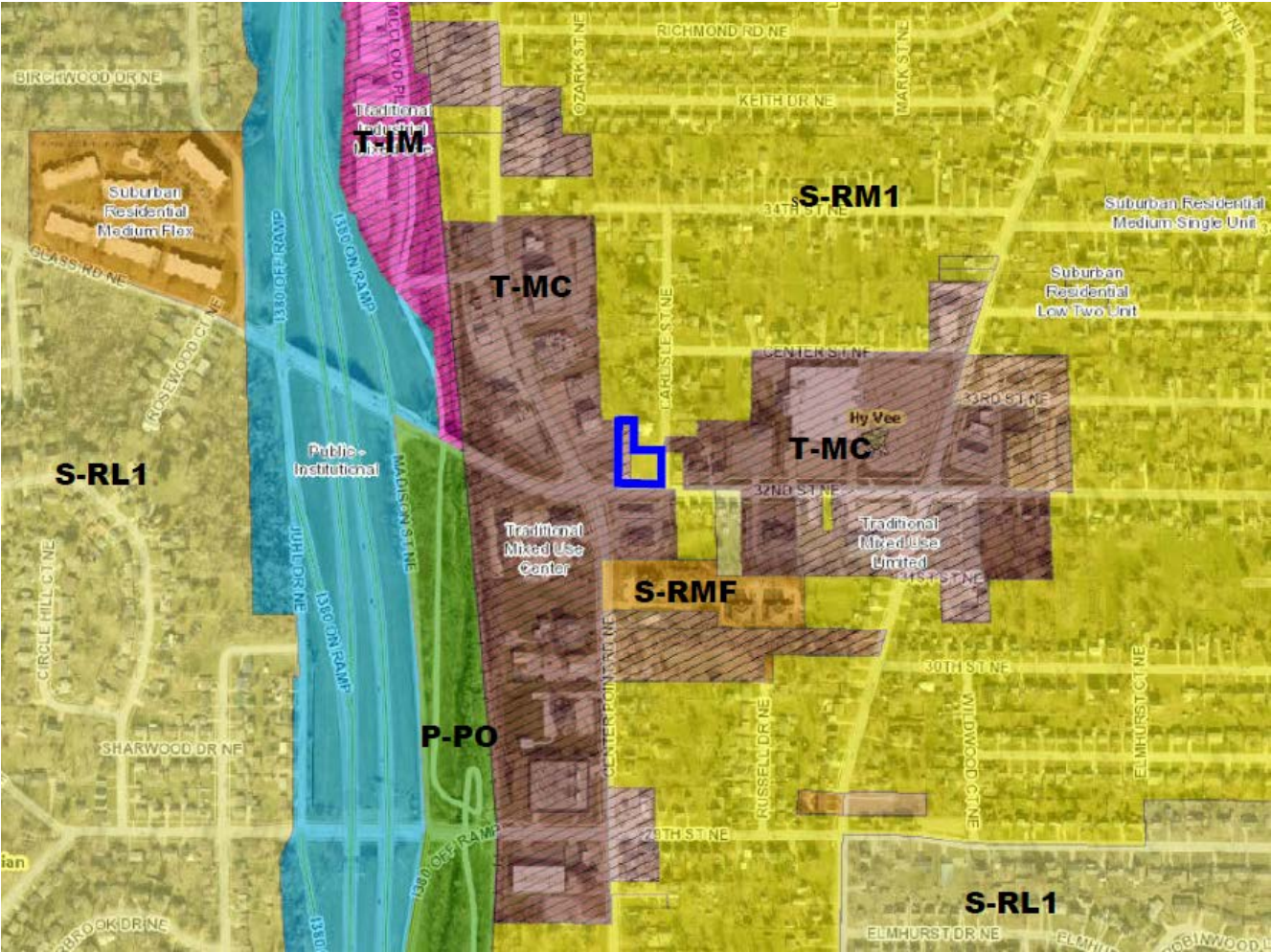
Explanation: NA

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: Seth Gunnerson

Description of Agenda Item: Motions setting public hearings

Motion setting a public hearing for May 27th to consider a change of zone for property located at 4051 River Center Court NE from T-ML, Traditional Mixed Use Limited District to S-MC, Suburban Mixed Use Community Center District, as requested by Zone Up, LLC.

CIP/DID #RZNE-000179-2025

Council Priority: Strengthen and Stabilize Neighborhoods
EnvisionCR Goal: GrowCR Goal 2: Manage Growth.

Background: This action sets a public hearing to consider a change of zone for property located at 4051 River Center Court NE. The applicant seeks to rezone a 2.5 acre parcel to the Suburban Mixed Use Community Center Zone District. This will allow for development of up to 28 residential dwelling units. The current zoning requires a minimum of 12' of street frontage per unit, which limits this parcel to less than 13 units. The requested rezoning will allow the proposed project to meet density requirements. The Future Land Use Map designation for this area is Urban Medium Intensity.

This request was reviewed by the City Planning Commission on May 1st and unanimously recommended for approval subject to a condition requiring screening along the southerly property line of the development.

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 June 10, 2025.

Budget Information: NA

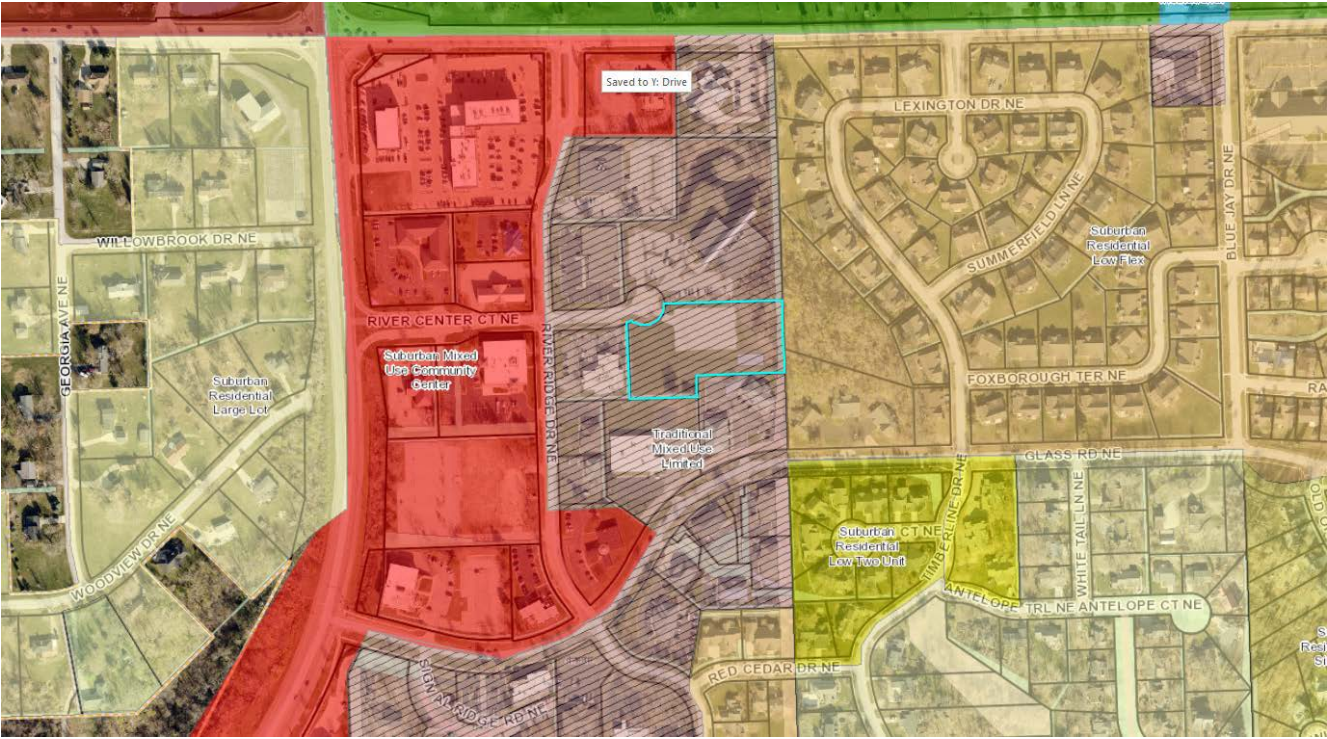
Local Preference Policy: Not applicable

Explanation: NA

Recommended by Council Committee: Not applicable

Explanation: NA

Site Map





Council Agenda Item Cover Sheet

Submitting Department: 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 May 27, 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 May 28, 2025 for the Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill, Bid Package 1-North Side project (estimated cost is \$700,000). **(Council Priority)**

CIP/DID #301878-02

Council Priority: Strengthen and Stabilize Neighborhoods
EnvisionCR Goal: 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 North Towne Place to Sammi Drive. A small portion of the project between Center Point Road and 1906 Blairs Ferry Road NE along the north side of Blairs Ferry Road will be constructed within Hiawatha City limits. Hiawatha will reimburse Cedar Rapids for the actual cost of construction associated with Hiawatha sidewalk infill. Bid package 2 on the south side will be constructed in upcoming years as funding becomes available.

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 May 27, 2025, and advertising for bids by posting notice to bidders for the project.

Alternative: The alternative to this project is to defer construction of the project until a later season, direct staff to repackage the project into multiple smaller projects or abandon the project.

Time Sensitivity: Normal

Resolution Date: May 27, 2025

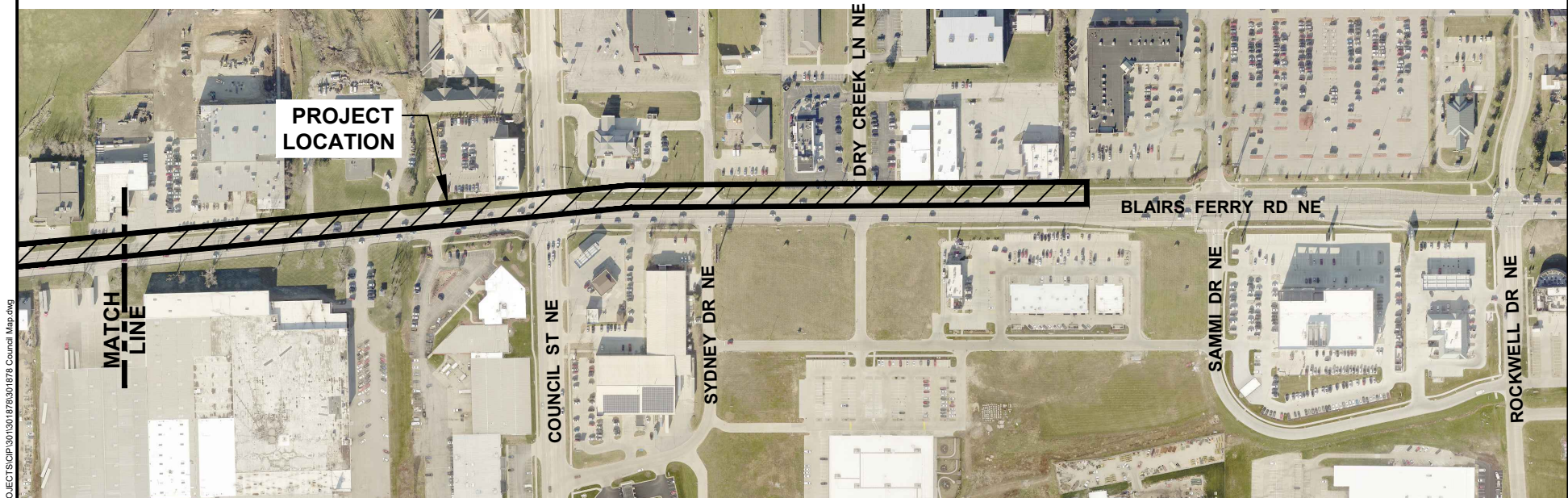
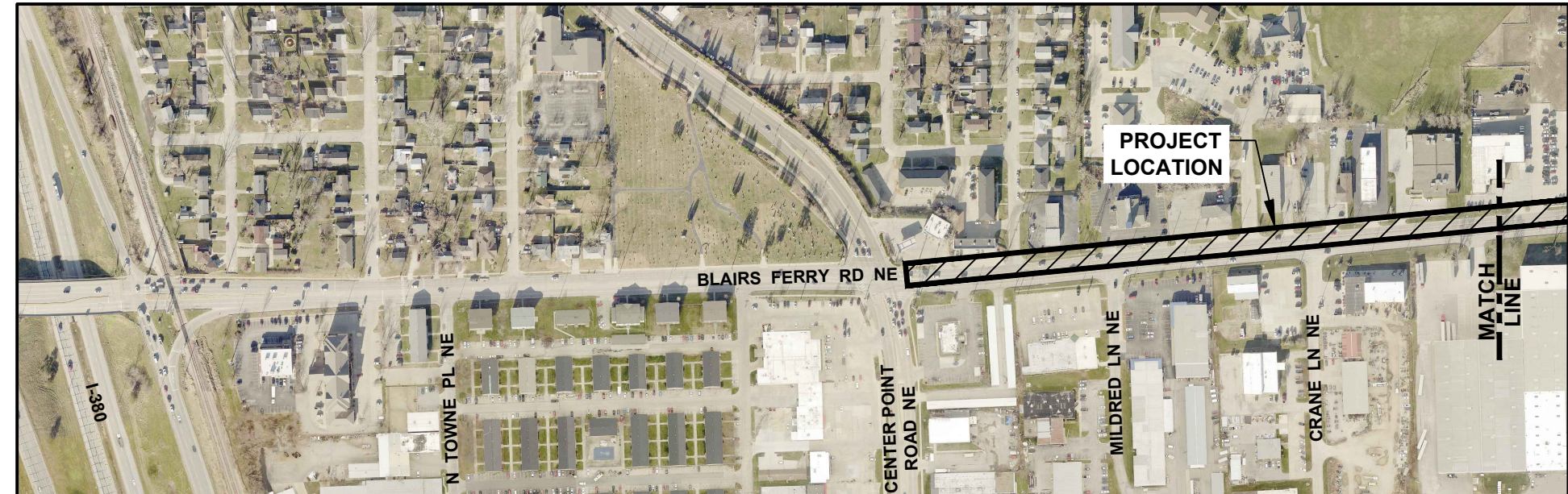
Budget Information: 301/301000/301878, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA





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
May 27, 2025 – GTC Parking Lot Repairs (estimated cost is \$343,000).
CIP/DID #PUR0425-286; 635143

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: The Work generally consists of improvements and upgrades to the Ground Transportation Center. The bid opening is scheduled for May 28, 2025, at 11:00 am CDT. The estimated completion date is September 30, 2025, at an estimated cost of \$343,000.

Recommended Action: Set the Public Hearing

Alternative:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

Budget Information: 635143

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:



Council Agenda Item Cover Sheet

Submitting Department: Water

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

Presenter at Meeting: Cheyanne Wiegenstein, PE

Description of Agenda Item: Motions filing plans and specifications

Motion setting public hearing date for May 27, 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 May 28, 2025 for the Repair of Water Service Lines FY26 project (estimated cost is \$1,000,000).

CIP/DID #521108-26

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

Background: Since the mid 1970's, the Water Division has requested bids for repair of the City-owned portion of water service lines (from public water main to shut off box) serving homes and businesses served by the City Cedar Rapids. The work generally consists of repairing service lines, replacing lead service lines, corporation stops, and resetting or relocating curb boxes within the public right-of-way. The work also includes replacement of existing fire hydrants and valves, and emergency water main repair.

Recommended Action: The Utilities Department – Water Division recommends approval of the Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for May 27, 2025 and advertising bids by posting notice to bidders for the project.

Alternative: None

Time Sensitivity: Normal

Resolution Date: May 13, 2025

Budget Information: 521108-621-621005; 521108-621-621004

Local Preference Policy: Not applicable

Explanation: N/A

Recommended by Council Committee: Not applicable

Explanation: N/A



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

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

- a. The Stadium Bar and Grill, 957 Rockford Road SW (second offense - \$1500 and 30-day suspension).

CIP/DID # LIQR005710-0-2023

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

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

On March 9, 2025, Nateesha Sell was cited for selling alcohol to persons under Legal age, Citation No. 13509512503091435523, violation of Iowa Code Section 123.49(2)(h). (sale of alcohol to a person under the legal age) The said offense occurred on or about March 9, 2025, on the premises at the **Stadium Bar & Grill, 957 Rockford Road SW.**

At the time of the above violation, Nateesha Sell was employee of a liquor control licensee and/or beer permit holder. Since this violation occurred after January 1, 1998, and this being the second conviction of violation of this section within a period of two (2) years, as per Iowa Code section 123.50(3)(a), as amended provides that a licensee who violates said section shall be assessed a civil penalty in the amount of \$1500.00 and serve a 30-day suspension.

Iowa Code section 123.39, as amended, provides among other things that a criminal conviction is not a prerequisite to the imposition of a civil penalty. This section also provides that local authorities shall retain such civil penalties if the proceeding to impose the penalty is conducted by the local authority.

The City of Cedar Rapids, pursuant to the authority of the above cited sections, intends to impose a civil penalty in the amount of \$1500.00 and 30-day suspension to the location listed above.

Recommended Action: Assess the civil penalty (The licensee has submitted payment of the civil penalty and suspension is scheduled for June 1, 2025 through July 1, 2025.)

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

Time Sensitivity: The hearing was waived, and the licensee has consented to the assessment of the civil penalty for the violation of State Code regarding the sale of alcohol to minors. Payment of the civil penalty has been received and suspension is scheduled for June 1, 2025 through July 1, 2025.

Resolution Date: N/A

Budget Information:

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:



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. Alliant Energy PowerHouse, 370 1st Avenue NE.
- b. Avacentre - Cedar Rapids, 2121 Bowling Street SW.
- c. CVS/Pharmacy #8526, 4116 Center Point Road NE.
- d. CVS/Pharmacy #8532, 2711 Mount Vernon Road SE.
- e. The Gas Spot, 2904 Center Point Road NE (new – change to class E liquor license).
- f. The Gas Spot, 4201 Center Point Road NE (new - change to class E liquor license).
- g. The Gas Spot, 1001 1st Avenue SW (new - change to class E liquor license).
- h. Granite City Food & Brewery, 4755 1st Avenue SE.
- i. Midtown Station, 715 2nd Avenue SE.
- j. Nick's Bar & Grill, 4958 Johnson Avenue NW (5-day license for an event at 5000 J Street SW).
- k. Pilot Travel Center #1092, 8950 Earhart Lane SW.
- l. Red Ginger, 2230 Edgewood Road SW.
- m. Red Lion Lounge, 3970 Center Point Road NE.
- n. Red Robin America's Gourmet Burgers & Spirits, 4625 1st Avenue SE.
- o. Rock Bar American Grill, 219 2nd Avenue SE.
- p. Sandlot Sports, 4655 Tower Terrace Road NE.
- q. Third Base Brewery, 500 Blairs Ferry Road NE.
- r. Time Out Lounge, 3230 16th Avenue SW.
- s. Tobacco Outlet Plus #520, 124 Collins Road NE.
- t. Traveling Tapster, 3316 Rosewood Court NE (5-day license for an event at Brucemore, 2160 Linden Drive SE).
- u. Traveling Tapster, 3316 Rosewood Court NE (5-day license for an event at Brucemore, 2160 Linden Drive SE).

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: 5/6/2025

Business Name/Address	Total Calls	Public Intox	Intox Driver	Disturbances
Alliant Energy PowerHouse 370 1ST AVE NE	88	0	0	2
Avacentre - Cedar Rapids 2121 BOWLING ST SW	1	0	0	0
CVS/Pharmacy #8526 4116 CENTER POINT RD NE	30	0	0	3
CVS/Pharmacy #8532 2711 MT VERNON RD SE	73	0	0	4
The Gas Spot 2904 CENTER POINT RD NE	17	0	0	2
The Gas Spot 1001 1ST AVE SW	21	0	0	2
The Gas Spot 4201 CENTER POINT RD NE	22	0	0	3
Granite City Food & Brewery 4755 1ST AVE SE	9	0	0	1
Midtown Station 715 2ND AVE SE	4	0	0	1
Nick's Bar & Grill 4958 JOHNSON AVE NW	2	0	0	0
Pilot Travel Center #1092 8950 Earhart Ln SW	58	1	0	4
Red Ginger 2230 EDGEWOOD RD SW	3	0	0	1
Red Lion Lounge 3970 CENTER POINT RD NE	9	0	0	0
Red Robin America's Gourmet Burgers & Spirits 4625 1ST AVE SE	17	0	0	3

Rock Bar American Grill 219 2ND AVE SE	18	2	0	8
Sandlot Sports 4655 Tower Terrace RD NE	6	0	0	1
Third Base Brewery 500 BLAIRS FERRY RD NE	10	0	1	0
Time Out Lounge 3230 16TH AVE SW	13	0	0	4
Tobacco Outlet Plus #520 124 COLLINS RD NE	15	0	0	2
Traveling Tapster 3316 ROSEWOOD CT NE	17	0	0	1
Traveling Tapster 3316 ROSEWOOD CT NE	5	0	0	1



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

Council Priority: Not applicable
EnvisionCR Goal: 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: 5/13/2025

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 15th day of May 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	\$60,470.90	Human Resources	\$82,060.80
Aquatics Operation	\$22,748.68	Information Technology	\$296,411.10
Attorney	\$62,690.71	Joint Communications	\$149,370.18
Building Services Division	\$194,546.57	Library Grants	\$144,462.86
CD – Federal Programs	\$87,748.81	Parks and Rec Directors	\$45,492.95
CR Public Library	\$351,828.90	Parks Operations	\$5,485.50
City Manager	\$197,335.43	Police	\$1,924,322.09
Civil Rights	\$22,825.61	Public Works	\$38,073.88
Clerk	\$23,582.05	PW – Engineering	\$307,307.06
Comm Develop – DOD	\$68,769.62	Purchasing Services	\$35,232.41
Council	\$18,092.52	Recreation	\$57,340.81
Development Services	\$103,407.31	Right of Way	\$19,821.62
Facilities Maint Service	\$121,918.70	Sewer Operations	\$183,753.81
Finance	\$37,598.81	Street Operations	\$400,324.77
Finance – Analysts	\$40,482.88	Traffic Engineering	\$135,947.80
Financial Operations	\$146,024.68	Transit	\$300,824.71
Fire	\$1,135,089.22	Utilities	\$30,210.40
Five Seasons Parking	\$3,715.20	Utilities – Solid Waste	\$244,131.48
Fleet Maintenance	\$184,635.87	Veterans Memorial	\$50,284.40
Forestry	\$54,195.33	Water Operations	\$668,397.37
Golf Operations	\$65,252.81	Water Pollution Control	\$478,561.86
		Grand Total	\$8,600,778.47

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

Resolution thanking the following individual:

- a. Vote of thanks to Tracey Achenbach for serving on the Affordable Housing Commission.
CIP/DID #CDF-0040-2018

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: This agenda includes a vote of thanks for a member of the Affordable Housing Commission who recently submitted a letter of resignation.

Recommended Action: Approve resolution as presented.

Alternative:

Time Sensitivity: None

Resolution Date: May 13, 2025

Budget Information: NA

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Tracey Achenbach 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 Tracey Achenbach for serving as a member of the Affordable Housing Commission.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: City Manager

Presenter at Meeting: Angie Charipar

Contact Person: Angie Charipar

Cell Phone Number: 319-286-5090

E-mail Address: A.Charipar@cedar-rapids.org

Description of Agenda Item: Special events

Houby Days on May 17 and 18, 2025. CIP/DID # EVENT-96197-2025

EnvisionCR Element/Goal: InvestCR Goal 4: Grow a sustainable, diverse economy by supporting businesses, fostering entrepreneurship, and targeting industry-specific growth.

Background: Referencing the Special Event application received for the above special event which is requesting permission to hold activities with a street closure, approval is recommended subject to the conditions stated on the attached resolution.

Action/Recommendation: Approve resolution for the event.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: 5/13/2025

Budget Information:

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Alicia Freese on behalf of Czech Village Association has requested approval to conduct the Houby Days on Saturday, May 17, 2025, from 9:00am to 8:00pm and Sunday May 18, 2025, from 9:00am to 4:00pm (not including set-up time around 6:00am on May 17th and tear down around 7:00pm on May 18th), and

WHEREAS, the applicant request approval to close the following streets:

- Inspiration Place SW/A Street SW from 15th Avenue SW to 17th Avenue SW
- 16th Avenue SW/SE from C Street SW to 2nd Street SE
- Saturday, May 17th, 2025, for parade: 2nd Street SE from 16th Avenue SE east to the end

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, approval of this event is recommended subject to the following conditions:

1. The City reserves the right to revoke or alter approval for any event date and/or route based upon a continuing evaluation of items including but not limited to safety, parking, traffic concerns, noise levels, etc., related to the event site and operation; or flood issues, conflicting street construction or other elements deemed hazardous to event attendees.
2. If applicant alters the above route or intends to use a different route, a separate event application approval may be required with the new route detailed.
3. In case of an emergency construction project or utility project, route may need to be revised, Traffic Engineering will work with the applicant.
4. Applicants shall provide written notification, a minimum of 10 days before the event, to all affected property owners adjoining the barricaded street closures and/or temporary no parking, (to help minimize traffic conflicts between motorists and race participants). Written notification shall include information on the event including event route, event date, start and finish times, and the name and telephone number of the Applicant's contact person. A copy of this written notification shall be provided to the City Manager's Office.
5. The applicant will supply trash bags and receptacles and is responsible for removing all associated trash from city property. Any cost associated with cleaning up done by the city will be billed to the applicant.
6. The applicant agrees that any pavement markings or signage required for this event will be done with prior approval of the City Traffic Engineering Division, and no permanent markings of any type will be permitted. Any signage and/or markings used must be removed immediately following the event.
 - a. Sidewalk chalk is acceptable for chalk art on public sidewalks OTHER THAN sidewalks in and adjacent to City parks.
 - b. Chalk paint shall not be applied to any city street or sidewalk.
7. Applicant's insured traffic control contractor shall provide all barricades/traffic controls required by the City for the temporary street closure. All barricades/traffic controls must conform to the requirements of the Manual on Uniform Traffic Control Devices. The applicant shall provide the name and phone number of the company providing the barricades/traffic controls to the Police Department and Traffic Engineering a minimum of one week prior to the event.

8. Applicant agrees to defend, indemnify, and save the City of Cedar Rapids harmless from all liability and place on file with the City Manager's Office, a certificate of liability insurance with policy limits satisfactory to the City Council naming the City of Cedar Rapids, Iowa, and its employees as additional insured, insuring against any liability that may arise in connection with the activities held.
9. Applicants shall not use any equipment that penetrates or damages the City Street or sidewalk surface. All tents, stages, and other structures shall be water barrel or sand weight supported.
10. For traffic and pedestrian safety purposes, the City Traffic Engineering Division will approve temporary "No Parking" signs, meeting City specifications, to be placed along the following streets for this event:
 - Inspiration Place SW/A Street SW from 15th Avenue SW to 17th Avenue SW
 - 16th Avenue SW/SE from C Street SW to 2nd Street SE
 - Saturday, May 17th, 2025, for parade: 2nd Street SE from 16th Avenue SE east to the end
 - a. The appropriate signs, as specified by the Traffic Engineering Division, will be installed, maintained and removed by an insured traffic control contractor that will be hired and paid by Applicant. Signs shall be stake mounted and a minimum size of 24" X 18", spaced at a maximum distance of 75' apart on all listed streets.
 - b. The temporary "No Parking" signs shall be installed by the traffic control contractor no earlier than Friday, May 16, 2025, and removed no later than Monday, May 19, 2025.
 - c. The Applicant shall provide advance written notification to adjacent property owners on the above-named streets of the event dates and times and the temporary "No Parking" posting. A copy of the notice shall be provided to the Traffic Engineering Division prior to the event.
11. The applicant agrees there will be no throwing of candy or other items from the parade units, any items intended to be distributed to parade attendees must be handed out.
12. For questions related to road closure or temporary no parking after hours and on weekends, contact number is 319-360-1144.
13. Applicants shall not drive vehicles onto turf or penetrate the ground with staking for tents or other needs.
14. Applicants shall provide adequate adult volunteers at all intersections and other locations to assist with walk event instructions, event monitoring, and event participant safety. Volunteers are NOT authorized to direct vehicular traffic at any time.
15. If applicant alters the above location or intends to use a different location, a separate event application approval may be required with the new location detailed.
16. Applicants shall limit the number of parade entries to no more than 100 entries.
17. Parade Staging area:
2nd Street SE from 16th Avenue SE east to the end
18. Parade route:
The parade route will start at 16th Avenue SE and 2nd Street SE, continuing southwest on 16th Avenue SE, crossing the 16th Avenue bridge to 16th Avenue SW, continuing

southwest on 16th Avenue SW to C Street SW and the terminus.

19. Applicants shall provide complete maintenance of the area prior to it being opened to traffic and reimburse the City for damage to any portion of public property.
20. Applicants shall obtain an Animal Display permit from the Animal Control Division for animal displays and horse drawn wagon rides.
21. Applicant is required to comply with all applicable City, State and Federal Americans with Disabilities Act (ADA) Requirements. The event must provide reasonable accommodation to the programs, services and activities of the event to ensure accessibility to all individuals with disabilities. This shall include, but not limited to, parking, restrooms, routes, transportation, vendors and booths.
22. Applicants shall provide an emergency contingency plan in case the event needs to be canceled, postponed, or relocated due to adverse weather conditions.
23. Applicants shall obtain approval from the Parks Department for use of the City Park and shall abide by all Parks Department rules and requirements for the use of city parks and trails for the event.
24. Applicants shall comply with all traffic controls as may be required and/or provided by the Police Department.
25. Any vendor request to sell, offer, or promote within the event area shall be subject to review and approval by the event applicant and subject to all applicable Municipal Codes.
26. Upon completion of the event, all areas associated with the event will be cleaned up. All permanent Park trash receptacles must have trash removed by the event and bags replaced the day of the event. All park grounds that see event crowds must be inspected by the event for any trash, litter, temporary event signs, etc., which must be removed the day of the event before park closing hours. Needed additional trash or debris cleanup by Parks staff will be billed for the event for reimbursement.
27. The applicant agrees that no signs or markings of any type will be placed upon or within the city parks or trails without first obtaining Parks Dept. approval.
28. Vehicles on park grass are strictly prohibited without prior permission by the Parks Superintendent or designee.
29. Any damage that occurs to property due to parking ie: broken sidewalk or curbs will be repaired at the event holder's cost.
30. Applicants shall make themselves aware of the state and city codes pertaining to disorderly conduct and disturbing the peace. The Police Department will reserve the right to terminate the event if complaints are received.
31. Applicants shall provide for adequate crowd control and security in order to provide a safe and secure environment.
32. Applicant shall contact the Cedar Rapids Police Department at least 30 days prior to the event to hire off-duty police officers, as required by the Police Department to attend barricades at street closures, to assist with traffic control at designated intersections, and for event security. Contact Lt. Nathan Juilfs (319-286-5133) or Sgt. Dale Moyle (319-286-5329) to arrange officers. The Police Department will provide the off-duty officer contact name and cell number to applicants prior to the event. Below is an estimate of the number

of off-duty officers required to staff the event along with associated costs.

Cedar Rapids Police Extra Duty Houby Days Event Staffing

Houby Days Parade May 17, 2025 0800-1200

Position	# Needed	Hours worked	Rate/Hour	Total
I/C	1	3.5	\$104.00	\$364.00
TCP	6	3	\$79.00	\$1,422.00
			Grand Total	\$1,786.00

May 17, 2024 1200-2200

Position	# Needed	Hours worked	Rate/Hour	Total
TCP	3	10	\$79.00	\$2,370.00
Patrol	2	10	\$79.00	\$1,580.00
			Grand Total	\$3,950.00

May 18, 2024 0900-1600/1900

Position	# Needed	Hours worked	Rate/Hour	Total
TCP	3	10	\$79.00	\$2,370.00
Patrol	2	7	\$79.00	\$1,106.00
			Grand Total	\$3,476.00

Total

Parade	May 17 PM	May 18		Total
\$1,786.00	\$3,950.00	\$3,476.00		\$9,212.00
			Grand Total	\$9,212.00

33. Applicants are aware of the existence and requirements of the Municipal Noise Ordinance (Chapter 56 of the Cedar Rapids City Code) as relates to the intent to provide amplified music at the event.
34. Access for fire-fighting purposes in the neighborhood should be maintained; therefore, the street may not be blocked with any items not easily moved. Minimum width shall be 20 feet.
35. Tents and membrane structures having an excess of 400 square feet shall require a permit and approval. Exception, tents open on all sides with a maximum size of 700 square feet do not require a permit.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: City Manager

Presenter at Meeting: Angie Charipar

Contact Person: Angie Charipar

Cell Phone Number: 319-286-5090

E-mail Address: A.Charipar@cedar-rapids.org

Description of Agenda Item: Special events

Up N Smokin Jam-May 17 2025. CIP/DID # EVENT-96007-2025

EnvisionCR Element/Goal: InvestCR Goal 4: Grow a sustainable, diverse economy by supporting businesses, fostering entrepreneurship, and targeting industry-specific growth.

Background: Referencing the Special Event application received for the above special event which is requesting permission to hold activities with a street closure, approval is recommended subject to the conditions stated on the attached resolution.

Action/Recommendation: Approve resolution for the event.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: 5/13/2025

Budget Information:

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Adam Sines on behalf of Up In Smoke BBQ has requested approval to conduct the Up N Smokin Jam Saturday, May 17, 2025, from 9:00am to 10:00pm (not including set-up time around 9am and tear down around 10pm on May 17th), and

WHEREAS, the applicant request approval to close the following streets:

- 16th Avenue SW between C Street SW and Inspiration PI SW, this is happening in conjunction with Houby Days.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, approval of this event is recommended subject to the following conditions:

1. The City reserves the right to revoke or alter approval for any event date and/or route based upon a continuing evaluation of items including but not limited to safety, parking, traffic concerns, noise levels, etc., related to the event site and operation; or flood issues, conflicting street construction or other elements deemed hazardous to event attendees.
2. In case of an emergency construction project or utility project, route may need to be revised, Traffic Engineering will work with the applicant.
3. Applicants shall provide written notification, a minimum of 10 days before the event, to all affected property owners adjoining the barricaded street closures and/or temporary no parking, (to help minimize traffic conflicts between motorists and race participants). Written notification shall include information on the event including event route, event date, start and finish times, and the name and telephone number of the Applicant's contact person. A copy of this written notification shall be provided to the City Manager's Office.
4. The applicant will supply trash bags and receptacles and is responsible for removing all associated trash from city property. Any cost associated with cleaning up done by the city will be billed to the applicant.
5. Applicants shall arrange all necessary parking meter hooding and event loading zone operations per requirements of Republic Parking/Park CR (319-365-7275) 1 week in advance of event.
6. The applicant agrees that any pavement markings or signage required for this event will be done with prior approval of the City Traffic Engineering Division, and no permanent markings of any type will be permitted. Any signage and/or markings used must be removed immediately following the event.
 - a. Sidewalk chalk is acceptable for chalk art on public sidewalks OTHER THAN sidewalks in and adjacent to City parks.
 - b. Chalk paint shall not be applied to any city street or sidewalk.
7. Applicant's insured traffic control contractor shall provide all barricades/traffic controls required by the City for the temporary street closure. All barricades/traffic controls must conform to the requirements of the Manual on Uniform Traffic Control Devices. The applicant shall provide the name and phone number of the company providing the barricades/traffic controls to the Police Department and Traffic Engineering a minimum of one week prior to the event.

8. Applicant agrees to defend, indemnify, and save the City of Cedar Rapids harmless from all liability and place on file with the City Manager's Office, a certificate of liability insurance with policy limits satisfactory to the City Council naming the City of Cedar Rapids, Iowa, and its employees as additional insured, insuring against any liability that may arise in connection with the activities held.
9. Applicants shall not use any equipment that penetrates or damages the City Street or sidewalk surface. All tents, stages, and other structures shall be water barrel or sand weight supported.
10. For traffic and pedestrian safety purposes, the City Traffic Engineering Division will approve temporary "No Parking" signs, meeting City specifications, to be placed along the following streets for this event: 16th Avenue SW between C Street SW and Inspiration Pl SW, this is happening in conjunction with Houby Days.
 - a. The appropriate signs, as specified by the Traffic Engineering Division, will be installed, maintained and removed by an insured traffic control contractor that will be hired and paid by Applicant. Signs shall be stake mounted and a minimum size of 24" X 18", spaced at a maximum distance of 75' apart on all listed streets.
 - b. The temporary "No Parking" signs shall be installed by the traffic control contractor no earlier than Friday, May 16, 2025, and removed no later than Monday, May 19, 2025.
 - c. The Applicant shall provide advance written notification to adjacent property owners on the above-named streets of the event dates and times and the temporary "No Parking" posting. A copy of the notice shall be provided to the Traffic Engineering Division prior to the event.
11. For questions related to road closure or temporary no parking after hours and on weekends, the contact number is 319-360-1144.
12. Applicants shall not drive vehicles onto turf or penetrate the ground with staking for tents or other needs.
13. Applicants shall provide adequate adult volunteers at all intersections and other locations to assist with walk event instructions, event monitoring, and event participant safety. Volunteers are NOT authorized to direct vehicular traffic at any time.
14. If applicant alters the above location or intends to use a different location, a separate event application approval may be required with the new location detailed.
15. Applicants shall provide complete maintenance of the area prior to it being opened to traffic and reimburse the City for damage to any portion of public property.
16. Applicant is required to comply with all applicable City, State and Federal Americans with Disabilities Act (ADA) Requirements. The event must provide reasonable accommodation to the programs, services and activities of the event to ensure accessibility to all individuals with disabilities. This shall include, but not limited to, parking, restrooms, routes, transportation, vendors and booths.
17. Applicants shall provide an emergency plan in case the event needs to be canceled, postponed, or relocated due to adverse weather conditions.
18. Applicants shall comply with all traffic controls as may be required and/or provided by the Police Department.

19. Participants shall observe all traffic control devices and traffic regulations unless otherwise directed by a uniformed police officer.
20. Applicants shall make themselves aware of the state and city codes pertaining to disorderly conduct and disturbing the peace. The Police Department will reserve the right to terminate the event if complaints are received.
21. Applicants shall provide for adequate crowd control and security in order to provide a safe and secure environment.
22. Applicants are aware of the existence and requirements of the Municipal Noise Ordinance (Chapter 56 of the Cedar Rapids City Code) as relates to the intent to provide amplified music at the event.
23. Applicants will be required to verify the legal age of individuals who will be in possession and consumption prior to purchase of alcohol and those individuals will then be identified with a wrist band. Only those wearing the wrist band will be able to possess or consume alcoholic beverages in the designated area.
24. Officers patrolling Houby Days will be utilized to patrol Up in Smoke
25. Access for fire-fighting purposes in the neighborhood should be maintained; therefore, the street may not be blocked with any items not easily moved. Minimum width shall be 20 feet.

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 – 12 properties. **(Council Priority/Clean and Safe City)**

CIP/DID #SWM-008-25

Council Priority: Clean and Safe City
EnvisionCR Goal: 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: 5/13/2025

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, June 11, 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

INTENT TO ASSESS 5/13/2025

			INTENT TO ASSESS 5/13/2025
#	Balance Due	District #	Premise Address
1	284.00	3	1407 7 th Ave SE
2	386.52	3	1720 Grande Ave SE
3	170.00	4	1120 Ellis Blvd NW
4	190.00	3	1631 Bever Ave SE
5	250.00	2	3111 E Ave NE
6	178.00	2	3522 Houston St NE
7	273.26	4	204 11 th St NW
8	196.00	5	3105 29 th Ave SW
9	178.00	5	817 16 th Ave SW
10	350.00	3	1551 6 th Ave SE
11	178.00	3	1727 5 th Ave SE
12	292.00	3	1524 D Ave NE
	\$2,925.78		Grand Total
	12		Number of Properties



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

Resolutions approving assessment actions:

- a. Levy Assessment – Solid Waste and Recycling – cleanup costs – three properties.

Authorize the Solid Waste & Recycling Division to Levy Assessments (to lien various properties for delinquent nuisance abatements). **(Council Priority/Clean and Safe City)**

(Note: The Intent to Assess Resolution was approved at the Council Meeting on March 25, 2025).

CIP/DID #SWM-005-25

Council Priority: Clean and Safe City
EnvisionCR Goal: 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. The Solid Waste and Recycling Division also initiates the Special Assessment process whenever delinquent nuisance abatements are unpaid and after a Notice of Intent to Assess were mailed at least 30 days prior to this Special Assessment. Below are the steps taken for typical abatements:

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

The Notice of Intent to Assess these properties were approved by Resolution No.0332-03-25 on March 25, 2025.

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

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

Alternative: The City Council could decide not to assess.

Time Sensitivity:

Resolution Date: 5/13/2025

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that there be and is hereby levied an assessment against the lots, parts of lots and parcels of ground for the amounts shown in said assessments, which invoiced listing attached is made a part of this resolution, and the names of the owners are shown thereon so far as practicable, and

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

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEVY ASSESSMENT (TO BE LIENED) 5/13/2025

			LEVY ASSESSMENT 5/13/2025
#	Balance Due	District #	Premise Address
1	178.00	4	616 Westridge Dr SW
2	190.00	4	217 1th St NW
3	1,410.01	4	3505 Vera Ct NW
	\$1,778.01		Grand Total
	3		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

Levy assessment – Utilities – Water Division – delinquent municipal utility bills – 27 properties.

CIP/DID #WTR032525-01

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

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

Below are the steps taken in typical situations:

- Friendly Reminder is mailed
- Final Notice is mailed
- Door Tag is placed at premise
- Services are terminated
- 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. 0334-03-25 on March 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: May 13, 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 5-13-25				
LIEN INTENTS 03-25-25				
#	Balance Due	Premise Address	GPN	Council District
1	\$373.15	80 ALLVIEW DR SW	14334-51008-00000	5
2	\$780.98	302 40TH ST NE	14112-27018-00000	2
3	\$358.04	420 30TH ST SE	14234-28004-00000	3
4	\$483.12	435 9TH AVE SW	14283-36007-00000	3
5	\$1,468.39	555 GATEWAY PL SW # A	19042-26006-00000	5
6	\$345.78	1000 10TH ST SW	14294-56001-00000	4
7	\$402.86	1148 I AVE NE	14164-29007-00000	1
8	\$220.87	1220 74TH ST NE	11273-54040-00000	2
9	\$1,088.80	1256 22ND AVE SW	14322-80008-00000	5
10	\$247.52	1317 L AVE NE	14161-82005-00000	1
11	\$58.50	1516 K AVE NE	14152-53018-00000	2
12	\$284.60	1632 47TH ST NE	14044-02023-00000	1
13	\$305.43	1703 A AVE NE	14222-01012-00000	3
14	\$698.53	1814 9TH ST SW	14321-12006-00000	5
15	\$378.50	1815 E AVE NE	14153-77005-00000	3
16	\$246.46	2222 EVERGREEN ST NE	14092-26011-00000	1
17	\$116.27	2379 C ST SW	14344-28012-00000	3
18	\$210.16	2401 37TH AVE SW	19063-01001-00000	5
19	\$325.27	2505 ILLINOIS ST SW	14333-30025-00000	5
20	\$255.19	3243 SOUTH RIDGE DR SW	19042-26011-00000	5
21	\$501.48	3603 BADGER DR SW	20011-55008-00000	5
22	\$355.54	3708 OLD ORCHARD RD NE	14082-76019-00000	1
23	\$35.68	3717 12TH AVE SW #N1	13254-80003-00000	4
24	\$68.71	4300 F AVE NW	13243-76003-00000	4
25	\$640.09	5608 WHEATLAND DR SW	19113-51003-00000	5
26	\$426.52	6701 STONYBROOK LN NE	11331-51019-00000	1
27	\$860.28	8610 MILBURN RD NE	12251-02010-00000	1
	\$11,536.72	Grand Total		
	27	Number of Properties		
	\$35.68	Balance Due - Low		
	\$1,468.39	Balance Due - High		



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 – 20 properties.

CIP/DID #WTR040825-01

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

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

Below are the steps taken in typical situations:

- Friendly Reminder is mailed
- Final Notice is mailed
- Door Tag is placed at premise
- Services are terminated
- 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. 0386-04-25 on April 8, 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: May 13, 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)

[illegible]



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 Portland Cement Concrete pavement in Prairie Landing 4th Addition and approving 4-year Maintenance Bond submitted by Central States Concrete, LLC in the amount of \$309,858.00.

CIP/DID # FLPT-000283-2024

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

Background: This item is for acceptance of a maintenance bond from Central States Concrete, LLC for Portland Cement Concrete pavement 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 Central States Concrete, LLC.

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: May 13, 2025

Budget Information: Private

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Central States Concrete, LLC has filed a Maintenance Bond executed by United Fire & Casualty Company in the sum of \$309,858 for Portland Cement Concrete (PCC) pavement in the Prairie Landing 4th Addition (FLPT-000283-2024), now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the 4-year Maintenance Bond filed by Central States Concrete, LLC be and the same is hereby approved and filed with the City of Cedar Rapids Finance Director, and

BE IT FURTHER RESOLVED that the acceptance of this street by the City of Cedar Rapids does not relieve Prairie Landing 4th Addition of the responsibility for:

1. The maintenance of adequate backfill around and under pavement.
2. The prevention and repair of paving undermining.
3. The removal and cleaning of the street surface of soil and debris resulting from the erosion of the adjacent property.

The above items shall remain the responsibility of Midwest Development Company until such time as all the adjacent area has been developed and proper erosion control measures have been accomplished, and

BE IT FURTHER RESOLVED that the 4-year Maintenance Bond filed by Central States Concrete, LLC 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 Prairie Landing 4th Addition and approving 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$120,400.00.
 CIP/DID # FLPT-000283-2024

Council Priority: Not applicable
EnvisionCR Goal: 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 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 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: May 13, 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 Prairie Landing 4th 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 in the sum of \$120,400.00 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 Prairie Landing 4th Addition and approving 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$233,788.50.

CIP/DID # FLPT-000283-2024

Council Priority: Not applicable
EnvisionCR Goal: 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 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 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: May 13, 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 Prairie Landing 4th 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 in the sum of \$233,788.50 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: Water

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

Presenter at Meeting: Roy Hesemann

Description of Agenda Item: Maintenance bonds

Water system improvements installed in American Prairie 4th Addition and 4-year Maintenance Bond submitted by Concise Earth Construction, LLC in the amount of \$90,890 and authorizing reimbursement to developer Prairie Land Development, LLC for upsized main in the amount not to exceed \$6,552.

CIP/DID #2022090-02

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

Background: Developers/Contractors are required to furnish and install water distribution systems to serve new developments. Upon completion of these public system improvements, a maintenance bond is required, covering the first four years in service. This bond helps to ensure proper installation of infrastructure that will allow the city to provide quality water service. On occasion, the Water Division will request that the developer/contractor install water mains larger than what is needed to adequately serve the new development. These requests are made in order to plan for future growth and development and to ensure there is sufficient transmission capacity for fire protection and general water distribution purposes. In these instances, the Water Division will reimburse the Developer/Contractor for the additional cost of materials incurred for the larger diameter water main. The amount to be reimbursed is calculated on the basis of the Water Division's actual bid unit prices for materials purchased that year.

The Developer, Prairie Land Development, LLC, was granted permission by the Water Division to install 12-inch water main, 8-inch water main, services, and appurtenances in American Prairie 4th Addition (Project No. 2022090-02). The Contractor, Concise Earth Construction, LLC, has installed 819 feet of 12-inch PVC water main, 977 feet of 8-inch PVC water main, and services and appurtenances on Brighton Way SW, Verbena Lane SW and Milkweed Avenue SW (from Brighton Way SW to the rear of the paved intersection with Milkweed Avenue SW).

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

Recommended Action: The Utilities Department – Water Division is recommending acceptance of the water system improvements installed for American Prairie 4th Addition (Project No. 2022090-02) and the Contractor's 4-year Maintenance Bond #100341984 in the amount of \$90,890 submitted by Concise

Earth Construction, LLC and reimbursement to Prairie Land Development, LLC in the amount of \$6,552 for upsized main, and reserving the right to re-inspect and require maintenance for the Public water system improvements until the remaining street construction is completed and final grade is established.

Alternative: There is no alternative recommendation but an alternative action is to not accept this project. If this project is not accepted, it cannot be closed out and the 4-year maintenance bond period cannot begin and the City could be subject to claims since the Contractor has completed this project.

Time Sensitivity: None, routine item

Resolution Date: 5-13-2025

Budget Information: Funded from FY25 Budget for Water Main Replacement and the General Ledger coding is 553000-625-625000-625884-2022090

Local Preference Policy: Not applicable

Explanation: N/A

Recommended by Council Committee: Not applicable

Explanation: N/A



City of Cedar Rapids
Utilities - Water Engineering

Calculation of Developer Reimbursement for Increasing Water Main Size

Project: 2022090 American Prairie 4th

Developer: Prairie Land Development

Item	Unit	Quantity	Unit Price	Item Total
12" C900 PVC Pipe (2024)	LF	0	TBD	\$0.00
12" C900 PVC Pipe (2022)	LF	819	\$36.00	\$29,484.00
				\$0.00
				\$0.00
SUBTOTAL				\$29,484.00

8" C900 PVC Pipe (2024)	LF	0	TBD	\$0.00
8" C900 PVC Pipe (2022)	LF	819	\$28.00	\$22,932.00
				\$0.00
				\$0.00
SUBTOTAL				\$22,932.00
N.T.E.				\$7,728.00

TOTAL DEVELOPER REIMBURSEMENT \$6,552.00

1. Prices based on Engineer's Estimate for portion of pipe installed in 2022
2. The City shall reimburse the developer for the incremental difference in material cost for water mains sized larger than the minimum required to provide domestic and fire flow needs for the development.
The amount to be reimbursed is calculated on the basis of the Water Division's actual bid unit prices for materials purchased that year.
3. Chapter 12.05c(2)

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Developer, Prairie Land Development, LLC, was granted permission by the Water Division to install 12-inch and 8-inch water mains, services, and appurtenances in American Prairie 4th Addition (Project No. 2022090-02), to the City of Cedar Rapids, Iowa, and

WHEREAS, the Contractor, Concise Earth Construction, LLC has installed 819 feet of 12-inch PVC water main, 977 feet of 8-inch PVC water main, services and appurtenances for the areas of Brighton Way SW, Verbenia Lane SW and Milkweed Avenue SW (from Brighton Way SW to the rear of the paved intersection with Milkweed Avenue SW), and

WHEREAS, said work has now been completed and the Contractor, Concise Earth Construction, LLC, as Principal, has submitted a 4-Year Maintenance Bond No. 100341984 executed by Merchants Bonding Company, as Surety, in the sum of \$90,890 (Ninety Thousand Eight Hundred Ninety Dollars and No/100) covering said work.

WHEREAS, the underground water utilities are completed; however, final street construction is proposed for some future date and will require future water inspections, and

WHEREAS, on occasion, the Water Division will request that the Developer install water mains larger than what is needed to adequately serve the new development. These requests are made to plan for future growth and development and to ensure there is sufficient transmission capacity for fire protection and general water distribution purposes. In these instances, the Water Division will reimburse the Developer for the additional cost of materials incurred for the larger diameter water main, and

WHEREAS, the Developer, Prairie Land Development, LLC, will need to be reimbursed for increasing the water main size in American Prairie 4th Addition in the amount of \$6,552.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the water mains, services, and appurtenances installed in American Prairie 4th Addition (Project No. 2022090-02) be hereby accepted, and the Developer, Prairie Land Development, LLC, be reimbursed \$6,552 for the oversized water main installed.

BE IT FURTHER RESOLVED that the 4-Year Maintenance Bond filed by Concise Earth Construction, LLC, as Principal, and executed by Merchants Bonding Company, as Surety, be 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: Jeff Koffron

Description of Agenda Item: Accept projects
 Ellis Golf Course ADA Improvements, Change Order No. 6 to add \$39,988.88, final payment in the amount of \$21,914.56 and 2-year Performance Bond submitted by Dave Schmitt Construction (original contract amount was \$262,114.29; final contract amount is \$438,290.92).
 CIP/DID #PUR0324-234; 695131; 18401

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: This is for the Ellis Golf Course ADA Improvements project. City Council awarded the project to Dave Schmitt Construction by Resolution No. 0524-04-24. The Facilities Maintenance Services Division has certified that the Contract work has been substantially completed in accordance with the approved plans and specifications.

Change Order No. 6 is to add \$39,988.88 to the total for additional scope items.

A Performance Bond dated April 24, 2024 in the amount of \$262,114.29 covering said work filed by Dave Schmitt Construction and executed by United Fire & Casualty Company provides a two-year correction period for defects in materials and workmanship.

This resolution is to release final payment to Dave Schmitt Construction of \$21,914.56.

Action/Recommendation: Recommend Council approve the resolution.

Alternative Recommendation:

Time Sensitivity: medium

Resolution Date: May 13, 2025

Budget Information: 695131; 18401

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, Iowa and Dave Schmitt Construction are parties to a Contract for the Ellis Golf Course ADA Improvements project, authorized by Resolution No. 0524-04-24; and

WHEREAS, both parties have agreed to amend the contract to reflect items added to the contract in the amount of \$39,988.88; and

WHEREAS, the construction contract work has been substantially completed on the Ellis Golf Course ADA Improvements project (Contract No. PUR0324-234; 695131; 18401) in accordance with the approved specifications; and

WHEREAS, the final cost of this project is \$438,290.92; and

WHEREAS, a Performance Bond, dated April 24, 2024 in the amount of \$262,114.29 covering said work filed by Dave Schmitt Construction and executed by United Fire & Casualty Company provides a two-year correction period for defects in materials and workmanship.

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

BE IT FURTHER RESOLVED, that the City Manager and the City Clerk are authorized to execute Change Order No. 6 in the amount of \$39,988.88; and

BE IT FURTHER RESOLVED, a cost summary of the contract changes for this project is as follows:

Original Contract	\$262,114.29	Resolution No. 0524-04-24
Change Order No. 1	\$12,173.75	Scope changes
Change Order No. 2	\$10,908.78	Scope changes
Change Order No. 3	\$92,897.97	Scope changes
Change Order No. 4	\$17,090.00	Scope changes
Change Order No. 5	\$3,117.25	Scope changes and extend contract
Change Order No. 6	\$39,988.88	Scope changes
Total	\$438,290.92	

AND BE IT FURTHER RESOLVED that based on the Facilities Maintenance Services Divisions recommendation, the Ellis Golf Course ADA Improvements Project, (PUR0324-234; 695131; 18401) 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 \$21,914.56 to Dave Schmitt Construction; 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: Purchasing

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

Presenter at Meeting: Jeff Koffron

Description of Agenda Item: Accept projects

Central Fire & Fire Station #3 ADA Renovations, accepting the project and issuing the final payment in the amount of \$22,835.57 and 2-year Performance Bond submitted by McComas-Lacina Construction, LC (original contract amount was \$407,000; final contract amount is \$459,798.83).
CIP/DID #PUR1223-156; 360101; 18401

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: This is for the Central Fire & Fire Station #3 ADA Renovations project. City Council awarded the project to McComas-Lacina Construction, LC by Resolution No. 0358-03-24. Facilities Maintenance Services have certified that the Contract work has been substantially completed in accordance with the approved plans and specifications.

A Performance Bond dated March 13, 2024, in the amount of \$407,000 covering said work filed by McComas-Lacina Construction, LC and executed by Fidelity and Deposit Company of Maryland 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 McComas-Lacina Construction, LC of \$22,835.57.

Recommended Action: Recommend Council approve the resolution.

Alternative:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

Budget Information: 360101

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 McComas-Lacina Construction, LC are parties to a contract for Central Fire & Fire Station #3 ADA Renovations authorized by Resolution No. 0358-03-24; and

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

WHEREAS, a Performance Bond dated March 13, 2024, in the amount of \$407,000 covering said work filed by McComas-Lacina Construction, LC and executed by Fidelity and Deposit Company of Maryland provides a two-year correction period for defects in materials and workmanship; now therefore

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

BE IT FURTHER RESOLVED, a cost summary of the contract changes for this project is as follows:

Original Contract	\$407,000	Resolution No. 0358-03-24
Change Order No. 1	\$14,202.04	Signed by the City 06/14/2024
Change Order No. 2	\$25,746.46	Signed by the City 12/18/2024
Change Order No. 3	\$9,762.86	Signed by the City 02/28/2025
Change Order No. 4	\$3,087.47	Signed by the City 04/17/2025
Total	\$459,798.83	Signed by the City 04/14/2025

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 \$22,835.57 to McComas-Lacina Construction, LC.; 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: Development Services

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

Presenter at Meeting: Tyrell Gingerich

Description of Agenda Item: Final plats

Resolution approving the Final Plat of Data Center Campus Second Addition to the City of Cedar Rapids, Linn County, Iowa, for land located north of 76th Avenue SW and west of Edgewood Road SW.

CIP/DID #FLPT-000176-2025

Council Priority: Business-Friendly
EnvisionCR Goal: GrowCR Goal 2: Manage Growth.

Background: The property owner submitted the Final Plat of Data Center Campus Second Addition in conformance with the standards established by the City. Development Services Department staff reviewed the submittal and determined it complies with applicable final plat conditions and applicable requirements for final plats. The final plat contains four (4) numbered lots, Lot 1 through Lot 4, and four (4) lettered lots, Lot A, through Lot D, all inclusive, and a total plat area of 303.84 acres.

Recommended Action: City Development Services Department staff recommends approval of the resolution.

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

Time Sensitivity: NA

Resolution Date: May 13, 2025

Budget Information: NA

Local Preference Policy: Not applicable

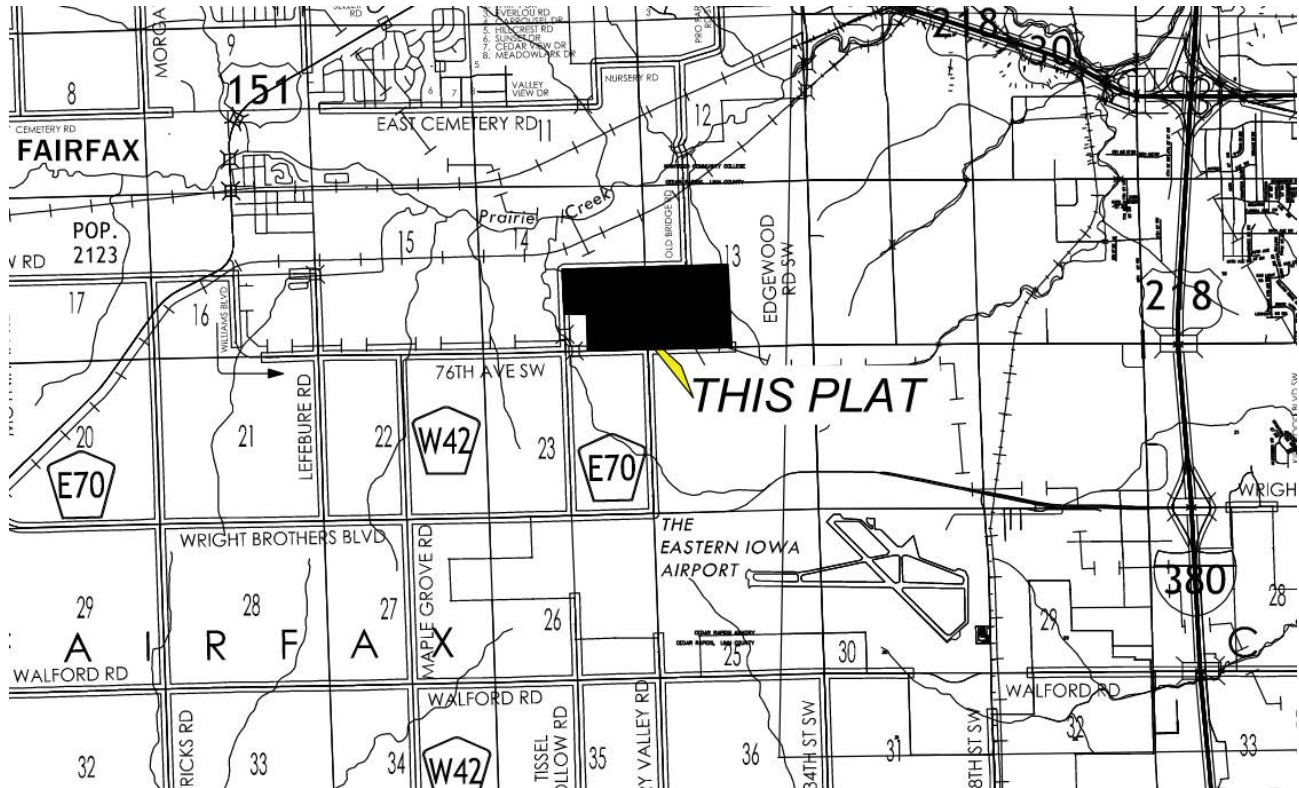
Explanation: NA

Recommended by Council Committee: Not applicable

Explanation: NA



Location Map



RESOLUTION NO. LEG_NUM_TAG

WHEREAS, A PLAT OF DATA CENTER CAMPUS SECOND ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA containing four (4) numbered lots, Lot 1 through Lot 4, and four (4) lettered lots, Lot A, through Lot D, all inclusive, has been filed with the City Clerk and after consideration of the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Cedar Rapids, in relation to Plats and Addition to Cities, and

WHEREAS, the property owner(s) has submitted the following executed agreement(s), and are included as part of the final plat documents:

1. Final Plat Development Agreement
2. Agreement for Private Sanitary Sewer Facilities
3. Agreement for Private Water Main Facilities
4. Agreement for Public Water Main and Sanitary Sewer Facilities, on Private Property
5. Agreement for Private Storm Water Management

, and

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

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

1. The City Council concurs with the recommendation of the Development Services Department, and specifically finds that the proposed plat is in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Cedar Rapids, in relation to Plats and Addition to Cities, and also specifically Cedar Rapids Municipal Code Chapter 31, the Subdivision Ordinance.
2. The Mayor and City Council hereby accept the executed agreement(s), as noted above.
3. Said plat and dedication of said Data Center Campus Second Addition to the City of Cedar Rapids, Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City of Cedar Rapids, Iowa, and the dedication to the public of all lands within the plat that are designated for streets, more specifically Lot C (76th Avenue SW) and Lot D (Tissel Hollow Road SW and 68th Avenue SW) are hereby approved and accepted, and the dedication of the public easements for the purposes shown on the final plat are hereby approved and accepted, and the City Clerk is hereby directed to certify this resolution of approval and affix the same to said plat as by law provided.

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 is a true and authentic document of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 13th day of May, 2025.

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: Laura Shaw

Description of Agenda Item: Purchases, contracts and agreements

Grant application in the amount of \$50,000 to the Housing Fund for Linn County for a Housing Initiatives Grant providing deposit payment assistance. **(Council Priority)**

CIP/DID #OB363680

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

Background: The \$50,000 grant funding would be used to provide deposit assistance to Community Development & Planning Department Housing Services Division Section 8 Housing Choice Voucher (HCV) Program participants at or below 30% AMI with deposit assistance for rental housing. Currently 52% of households served by the HCV program income qualify at or below 30% AMI. This funding will complement ongoing efforts to ensure very low income families obtain and maintain safe and sanitary housing.

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 May 15, 2025

Resolution Date: May 13, 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
HOUSING FUND FOR LINN COUNTY HOUSING INITIATIVES GRANT

WHEREAS, the City of Cedar Rapids, Iowa, currently administers a Section 8 Housing Choice Voucher Program funded through the U.S. Department of Housing and Urban Development, and

WHEREAS, the Housing Fund for Linn County is accepting grant applications for funding to assist housing needs in Linn County.

WHEREAS, funds would support deposit assistance for participant families at or below 30% AMI and

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 Housing Fund for Linn County grant funding and, if awarded, the City Manager is authorized to sign the grant agreement and all documents needed to effectuate acceptance and utilization of the grant.

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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: Purchases, contracts and agreements

Commitment to Award and Accept Funds in the amount of \$295,000 with the Iowa Homeland Security and Emergency Management Division for the Iowa Task Force 1 reallocated 2022 grant funds.

CIP/DID # FIR0425-0103

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

Background: On October 8, 2003, the City of Cedar Rapids entered into a 28E Agreement with the State of Iowa and the Iowa Homeland Security and Emergency Management Division to supplement and enhance disrupted or overburdened local emergency and disaster operations. The State had remaining 2022 grant funding and the Cedar Rapids Fire Department applied for a reallocated United States Homeland Security Grant on behalf of the Cedar Rapids Division of Iowa Task Force 1 for the grant year 2022. The City of Cedar Rapids has received Grant # HSGP-22-20-11, in the amount of \$295,000.

This resolution authorizes execution of the Commitment to Award and Accept Funds for the Homeland Security Grant Program grant. There is no local financial match required for any of the agreements.

Recommended Action: The Fire Department recommends approval.

Alternative: None.

Time Sensitivity: N/A

Resolution Date: May 13, 2025

Budget Information: N/A

Local Preference Policy: Not applicable

Explanation: N/A

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Cedar Rapids Fire Department is a sponsoring agency of Iowa Task Force 1, which is an urban search and rescue team that is recognized under Iowa Code Chapter 29C to supplement and enhance disrupted or overburdened local emergency and disaster operations, and

WHEREAS, the Cedar Rapids Fire Department applied for a reallocated 2022 United States Homeland Security Grant on behalf of the Cedar Rapids Division of Iowa Task Force 1, and

WHEREAS, this Homeland Security Grant will provide funding for equipment for the Cedar Rapids Division of Iowa Task Force 1 to provide assistance to communities under the Emergency Management Assistance Compact,

WHEREAS, the Homeland Security Grant Program has approved the following grant:

HSGP-22-20-11 in the amount of \$295,000

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to execute the Homeland Security Grant Program Commitment to Award and Accept Funds on behalf of the Cedar Rapids Fire Department and the Cedar Rapids Division of Iowa Task Force 1.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



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 City Manager to execute an agreement with the Linn County Sheriff's Office (LCSO) to acquire and implement a new public safety software system.

CIP/DID #IT2025-006

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: This 28E Agreement between the City of Cedar Rapids and the LCSO establishes a cost-sharing arrangement (60% City / 40% County) for professional services related to the acquisition and implementation of a new public safety software system. These services include project management and expert consulting to guide the selection, procurement, and rollout of a replacement for the current Hexagon system, which supports computer-aided dispatch, records management, and jail management functions. The agreement allows for additional services to be added upon mutual approval by both parties. This collaborative effort ensures both agencies are aligned in modernizing critical public safety infrastructure.

Recommended Action: The City of Cedar Rapids Information Technology and Police Department recommend approval of this agreement.

Alternative:

Time Sensitivity: High

Resolution Date: May 13, 2025

Budget Information: 354027

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 the Linn County Sheriff's Office would like to establish a 28E Agreement for the acquisitions and implementation of a new public safety software system; and

WHEREAS, the City of Cedar Rapids Police Department and the Linn County Sheriff's Office utilize public safety software for computer-aided dispatch, records management, and jail management functions, and

WHEREAS, the City of Cedar Rapids and Linn County Sheriff's Department have agreed to a cost-sharing arrangement for professional services related to the acquisition and implementation of the new system, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, the City of Cedar Rapids and Linn County Sheriff's Department enter into a 28E Agreement for the implementation of a new public safety software system.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



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: CONSENT AGENDA

Purchase of National Flood Insurance Program coverage through Selective Insurance Company of America for a one-year period at a cost not to exceed \$175,000.

(Council Priority/Paving for Progress/Derecho)

CIP/DID #FIN2025-10

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: Annually the City purchases flood insurance for compliance with FEMA requirements as a condition for receiving assistance to repair flood damage at public facilities. Flood insurance coverage is from the National Flood Insurance Program obtained thru TrueNorth Insurance with payment made directly to Selective Insurance Company of America.

Recommended Action: City Council approve annual renewal premiums for purchase of National Flood Insurance Program coverage not to exceed \$175,000.

Alternative: N/A

Time Sensitivity: Policies to renew in June 2025

Resolution Date: May 13, 2025

Budget Information: N/A

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, a condition for receiving assistance from FEMA to repair flood damage at public facilities, the City must obtain and maintain flood insurance in the amount of the actual or estimated eligible project repairs not exceeding the limits available through the National Flood Insurance Program for each facility,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Department is authorized to renew flood insurance coverage from the National Flood Insurance Program obtained through TrueNorth Insurance with payment made directly to Selective Insurance Company of America for a one year period at a cost not to exceed \$175,000.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

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

Presenter at Meeting: Lara Buckles/Dave Hinz

Description of Agenda Item: Purchases, contracts and agreements

Amendment No. 2 to the contract with TrueNorth Companies, LC for insurance consultant services for the Finance Department to add services for an amount not to exceed \$78,969 (original contract amount was \$575,000; total contract amount with this amendment is \$653,969).

CIP/DID #PUR0615-247

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: The City of Cedar Rapids entered into a contract with TrueNorth Companies, LC to handle property and casualty insurance needs and risk management programming support for an initial term between July 1, 2016 through June 30, 2021. The contract term was extended through June 30, 2026.

This amendment is to add services for the Origami EHS Module Addition for an amount not to exceed \$78,969.

Action/Recommendation: Authorize the City Manager and the City Clerk to execute Amendment No. 2 as described herein.

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

Budget Information: 101-012100

Local Preference Policy: Yes

Explanation: NA

Recommended by Council Committee: No

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and TrueNorth Companies, LC are parties to a contract for insurance consultant services for the Finance Department; and

WHEREAS, both parties have agreed to amend the contract to add services for an amount not to exceed \$78,969; and

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

Description	Authorization	Dates
Original Contract	Resolution No. 0779-06-16	07/01/2016 – 06/30/2021
Amendment No. 1	Resolution No. 0817-06-21	07/01/2021 – 06/30/2026
Amendment No. 2	Pending	Effective 05/13/2025

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. 2 to amend the contract as described herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

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

Presenter at Meeting: Chief Greg Smith

Description of Agenda Item: Purchases, contracts and agreements

Amendment No. 2 to the contract with Motorola Solutions, Inc. for portable radios, accessories, maintenance, and support for the Fire Department to increase volume for an amount not to exceed \$95,000 (original contract amount was \$899,500 total contract amount with this amendment is \$994,500). CIP/DID #PUR0424-267

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: The State of Iowa Contract MA005 with Motorola Solutions, Inc. allows for Iowa governmental entities to use this contract. Amendment No. 2 is to purchase additional equipment and services for Fire Department - USAR.

The additional equipment will be a part of the seven years warranty agreement from Amendment No. 1, effective March 3, 2025 – March 2, 2032.

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

Alternative:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

Budget Information: 554000-7862-786200-786224

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the State of Iowa Contract MA005 with Motorola Solutions, Inc. allows for Iowa governmental entities to use this contract; and

WHEREAS, the Cedar Rapids Fire Department and Motorola Solutions, Inc., are parties to a contract for APX Next XE portable radios and accessories; and

WHEREAS, both parties have agreed to amend the contract to reflect additional equipment and services for Fire Department USAR in the amount of \$95,000; and

WHEREAS, a summary of the Contract is as follows:

	Price	Description
Original Contract	\$ 899,500	Resolution No. 0515-04-24
Amendment No. 1	\$0	Extend Contract
Amendment No. 2	\$95,000	Equipment & Services increased
Total	\$994,500	Not to exceed, except by written amendment

WHEREAS, this agreement is effective May 13, 2025 – March 2, 2032.

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 agreement as described herein.

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: Joy Huber

Description of Agenda Item: Purchases, contracts and agreements

Amendment No. 1 to renew the Contract with Harms Oil Company, for fuel products and services, for the Fleet Division for two-years for an amount not to exceed \$7,600,000. (original contract amount was \$7,600,000; renewal contract amount is \$7,600,000).

CIP/DID #PUR0423-281

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: Harms Oil Company was awarded the Contract to supply fuel products and services through Resolution 0832-06-23. Amendment No. 1 is to renew the contract for the two-year period of July 1 2025 – June 30, 2027. There is one additional two-year renewal option remaining.

Harms Oil Company did not make any changes to the margins. The margins are added to the daily IDOT rack average fuel prices to arrive at a cost per gallon charged to the City. The estimated two-year contract is not to exceed \$7,600,000.

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

Alternative:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

Budget Information: Department budgets

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 Harms Oil Company are parties to a contract for the as-needed purchase of fuel products and services for the Fleet Services Division; and

WHEREAS, both parties have agreed to amend the contract for an additional two-year period for an amount not to exceed \$7,600,000; and

WHEREAS, a summary of the Contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 0832-06-23	07/01/2023-06/30/2025
Amendment No. 1 to renew Contract	Pending	07/01/2025-06/30/2027

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 to renew the contract as described herein.

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

Contract with Ark Data Centers, LLC for Cross Connect & Colocation Services for the Information Technology Department for three years for an amount not to exceed \$149,908.32.

CIP/DID # PUR0425-269

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: The Information Technology Department has a need for Cross Connect & Colocation Services for data storage. Involta previously provided these services; however, they no longer provide these services. Ark Data Centers, LLC will provide these services for the period May 1, 2025-April 30, 2028 for an amount not to exceed \$149,908.32 for the three year period.

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

Alternative:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

Budget Information: 522102-101-109420

Local Preference Policy: Yes

Explanation:

Recommended by Council Committee: (Click here to select)

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids Information Technology Department has previously used Involta to provide Cross Connect & Colocation Services for data storage; and

WHEREAS, Involta no longer provides these services; and

WHEREAS, Ark Data Centers, LLC will now provide these services; and

WHEREAS, a contract has been prepared for \$149,908.32 with Ark Data Centers, LLC for the contract period May 1, 2025-April 30, 2028.

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



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 City Manager and City Clerk to execute an annual maintenance agreement with Intergraph Corporation, Security, Government, & Infrastructure (SG&I) Division for the Computer Aided Dispatch (CAD) System in the amount of \$232,119.60.

CIP/DID #IT2025-005

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: The Joint Communications Agency and Information Technology Department requests approval for an annual maintenance agreement of the CAD system for the Fiscal Year 2026, effective July 1, 2025 through June 30, 2026. The Joint Communications Agency and Information Technology Department have reviewed the maintenance agreement with Intergraph Corporation SG&I Division and have determined that this is the most cost-effective solution for the City of Cedar Rapids.

Recommended Action: The Information Technology Department, Joint Communications Agency, and Police Department recommend the approval of this resolution.

Alternative: Without approval of this resolution, the Joint Communications Agency would not receive crucial updates to the dispatch software.

Time Sensitivity: High

Resolution Date: May 13, 2025

Budget Information: 522101-061-061000

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids owns public safety aided dispatch and police and fire records management systems purchased from the Intergraph Corporation, Security, Government, and Infrastructure (AG&I) Division, who is also the sole provider for software maintenance; and

WHEREAS, the Joint Communications Agency and Information Technology Department have completed an annual evaluation and review of maintenance terms and conditions, and

WHEREAS, the annual maintenance agreement is for \$232,119.60 from July 1, 2025 through June 30, 2026, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, the Information Technology Department and Joint Communications Agency is authorized to enter into an agreement with Intergraph Corporation SG&I Division, 170 Graphics Drive, Madison, Alabama 35758.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



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

Amending Resolution No. 0240-02-25, which authorized the Information Technology Department to purchase PeopleSoft Financials Software Maintenance and Support from Mythics, to add licenses and software maintenance for an amount not to exceed \$58,537.76 (original contract amount was \$135,501.27; total contract amount with this amendment is \$194,039.03).

CIP/DID #IT2025-002

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: PeopleSoft Financials is used for the city's financial system. Additional software maintenance and support is needed to ensure the operational functions of the system. Software Maintenance and Support is being purchased off of the Maricopa County Contract #180233-002.

Recommended Action: City staff recommends approval of the resolution.

Alternative: The financial system will not receive maintenance and support.

Time Sensitivity: Normal

Resolution Date: May 13, 2025

Budget Information: 522101-101-103100

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Information Technology and Finance Departments have determined the need for additional licenses and software maintenance and support for PeopleSoft Financials; and

WHEREAS, Mythics has submitted a quote from Maricopa County Contract # 180233-002 for Software Maintenance and Support in the amount of \$58,537.76, and

WHEREAS, the Information Technology and Finance Departments have identified the need to amend Resolution 0240-02-25 to a new total of \$194,039.03, 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 licenses and annual software maintenance and support for PeopleSoft Financials from Mythics in the amount not to exceed \$58,537.76.

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MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

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

Presenter at Meeting: Sgt. Jason Weininger

Description of Agenda Item: Purchases, contracts and agreements

Amendment No. 8 to renew the contract with Foundation 2 for justice and mental health collaboration for the Police Department for an annual amount not to exceed \$159,974 (original contract amount was \$59,134; renewal contract amount is \$159,974).

CIP/DID #132083-02; PUR0521-307

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

Background: The City of Cedar Rapids and Foundation 2 formed a partnership through the Justice and Mental Health Collaboration Program grant. Amendment No. 8 renews the contract for the period July 1, 2025-June 30, 2026. The not to exceed amount for this renewal period is \$159,974.

Action/Recommendation: Authorize the City Manager and the City Clerk to execute Amendment No. 8 as described herein.

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

Budget Information: 521108-101-132101

Local Preference Policy: Yes

Explanation: NA

Recommended by Council Committee: No

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Foundation 2 are parties to a contract for justice and mental health collaboration with the Police Department; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period (July 1, 2025-June 30, 2026) for an annual amount not to exceed \$159,974; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 0773-06-19	07/01/2019-06/30/2020
Amendment No. 1 to add services	Signed by the CITY 02/13/2020	Effective 02/13/2020
Amendment No. 2 to renew Contract	Resolution No. 0681-06-20	07/01/2020-06/30/2021
Amendment No. 3 to renew Contract	Resolution No. 0821-06-21	07/01/2021-06/30/2022
Amendment No. 4 to renew Contract	Resolution No. 0804-06-22	07/01/2022-06/30/2023
Amendment No. 5 to add fees	Signed by the CITY 02/15/2023	Effective 12/01/2022
Amendment No. 6 to renew Contract	Resolution No. 1537-10-23	07/01/2023-06/30/2024
Amendment No. 7 to renew Contract	Resolution No. 1273-09-24	07/01/2024-06/30/2025
Amendment No. 8 to renew Contract	Pending	07/01/2025-06/30/2026

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. 8 to renew the contract as described herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Fleet Services

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

Presenter at Meeting: none

Description of Agenda Item: Purchases, contracts and agreements

Fleet Services Division purchase of 12 Ford Police Interceptor utility vehicles from Stivers Ford Lincoln for the Police Department for a total amount of \$536,438.

CIP/DID #FLT169

Council Priority: Not applicable

EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: These are budgeted FY 2026 fleet replacements for equipment which have exceeded their lifecycle and cost-effective lives. The breakdown of the 12 2025 Ford Police Interceptor utility vehicles is as follows:

	Each.....	Extended
Police – Patrol (9)	\$44,739.....	\$402,651
Police – K((2)	\$44,859.....	\$89,718
Police – PCAT (1)	\$44,069.....	\$44,069
Total		\$536,438

This purchase is from Stivers Ford Lincoln of Waukee, Iowa, the awarded vendor for State Bid Contract #24051, "2024/2025 Model Year Law Enforcement Vehicles", as let by the Iowa Department of Administrative Services (DAS).

Fleet is requesting Council approval earlier than our normal timeline due to the long lead time it has been taking with supply chain issues and vehicle demand.

Recommended Action: The Fleet Services Division recommends approval of this resolution authorizing the purchase.

Alternative: If not approved, the expenses for the City and end-user will continue to escalate.

Time Sensitivity: Normal

Resolution Date: May 13, 2025

Budget Information: Fund 073, Dept ID 073000, Project 073001

Local Preference Policy: Not applicable

Explanation: n/a

Recommended by Council Committee: Not applicable

Explanation: n/a

RESOLUTION NO. LEG_NUM_TAG

WHEREAS the Fleet Services Division has solicited a quotation for the purchase of 12 model year 2025 Ford Police Interceptor utility vehicles for FY 2026 budgeted and scheduled fleet replacements for the Police Department, and

WHEREAS Stivers Ford Lincoln of Waukee, Iowa, is the current holder of the State Bid Contract No. 24051 for “2024/2025 Model Year Ford Law Enforcement Vehicles” as let by the Iowa Department of Administrative Services (DAS), and is able to provide the requested vehicles at the contracted price, and

WHEREAS the distribution of the vehicles is as follows:

	Each	Extended
Police – Patrol (9)	\$44,739	\$402,651
Police – K9 (2)	\$44,859	\$89,718
Police – PCAT (1)	\$44,069	\$44,069
Total		\$536,438

, and

WHEREAS the Fleet Services Division recommends the purchase of said 12 2025 Ford Police Interceptor utility vehicles from Stivers Ford Lincoln in the amount of \$536,438.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the recommendation above be accepted subject to the terms and conditions of the bid documents.

BE IT FURTHER RESOLVED that the Fleet Services Division is hereby authorized to purchase the named vehicles from Stivers Ford Lincoln as described herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Fleet Maintenance

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

Presenter at Meeting: Amanda Grieder

Description of Agenda Item: Purchases, contracts and agreements

Fleet Services Division purchase of three flatbed truck bodies with swaploader systems for the Streets Division from Henderson Products, Inc. for a total amount of \$638,346.

CIP/DID #FLT170

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: This is a budgeted FY 2026 fleet replacement for equipment which has exceeded its useful and cost-efficient life. The flatbed truck bodies and associated swaploader systems are for Streets Division's construction operations and specialized winter operations.

The three flatbed truck bodies with swaploader systems will be used on three 2026 Freightliner 108SD single-axle cab chassis; that purchase was previously approved on April 22, 2025, by Resolution No. 0465-04-25.

The cost of each flatbed body and swaploader system, consisting of a snowplow, mid-mount wing, spreader, direct liquid application and pre-wet system and freight is \$212,782, for a total cost of \$638,346.

This purchase will be from Henderson Products, Inc., located in Manchester, Iowa. Normally, Fleet would purchase from this vendor utilizing the Sourcewell contract; however, Henderson Products, Inc. is not affiliated with Sourcewell this year. Therefore, Fleet is sole sourcing the flatbed truck bodies and winter operations equipment from Henderson Products, Inc. to remain consistent in equipment, parts accessibility, compatibility with other swaploader vehicles and bodies in the fleet inventory, and expertise in maintenance and repairs.

Recommended Action: The Fleet Services Division recommends approval of the resolution authorizing this purchase.

Alternative: If not approved, the three previously-approved and purchased cab chassis will be incomplete units without the flatbed truck bodies and swaploader systems.

Time Sensitivity: Normal

Resolution Date: May 13, 2025



Budget Information: Fund 073, Dept ID 073000, Project 073001

Local Preference Policy: Not applicable

Explanation: n/a

Recommended by Council Committee: Not applicable

Explanation: n/a

RESOLUTION NO. LEG_NUM_TAG

WHEREAS the Fleet Services Division has solicited a quotation for the purchase of three flatbed truck bodies with associated swaploader systems for the Streets Division's construction operations and specialized winter operations, and

WHEREAS Henderson Products, Inc. is the provider of our construction operations and specialized winter operations equipment, and

WHEREAS the cost of each flatbed truck body with swaploader system, consisting of a snowplow, mid-mount wing, spreader, direct liquid application, pre-wet system and freight is \$212,782, for a total cost of \$638,346, and

WHEREAS the Fleet Services Division recommends the purchase of said flatbed truck bodies and swaploader systems from Henderson Products, Inc. for the total amount of \$638,346, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the recommendation above be accepted subject to the terms and conditions of the bid documents, and

BE IT FURTHER RESOLVED the Fleet Services Division is hereby authorized to purchase the named equipment from Henderson Products, Inc. as described herein.

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MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

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

Presenter at Meeting: Kevin Kirchner

Description of Agenda Item: Purchases, contracts and agreements

Amendment No. 8 to extend contract with Ferguson Waterworks for Water Meter Installation for the Water Division through December 31, 2025 and add \$425,000 for additional services (original contract amount was \$600,000; total contract amount with this amendment is \$1,025,000).

CIP/DID #PUR0721-029

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: Purchasing Services entered into a contract with Ferguson Waterworks for Water Meter Installation under Resolution No. 1225-08-21. The contract was renewed for the period July 1, 2024 through June 30, 2025. This amendment is to extend the contract through December 31, 2025 and add \$425,000 for the additional services provided during the extension period.

Action/Recommendation: Authorize the City Manager and the City Clerk to execute the Amendment No. 8 as described herein.

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

Budget Information: 621-621005-521105

Local Preference Policy: Yes

Explanation: N/A

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Ferguson Waterworks are parties to a contract for water meter installation for the Water Division; and

WHEREAS, both parties have agreed to extend the contract through December 31, 2025 and add \$425,000 for the additional services provided during the extension period; and

WHEREAS, a summary of the contract is as follows:

Original Contract	Resolution No. 1225-08-21	08/01/2021-07/31/2022
Amendment No. 1 to adjust pricing structure	Signed by CITY 10/27/2021	Effective 08/01/2021
Amendment No. 2 to renew Contract	Resolution No. 1107-07-22	08/01/2022-07/31/2023
Amendment No. 3 to adjust term of contract	Signed by CITY 10/05/2022	Effective 07/01/2022
Amendment No. 4 to increase volume of Work	Resolution No. 0050-01-23	Effective 01/10/2023
Amendment No. 5 to renew Contract	Resolution No. 1053-07-23	08/01/2023-07/31/2024
Amendment No. 6 to adjust term of contract	Signed by CITY 10/27/2023	Effective 07/01/2023
Amendment No. 7 to renew contract	Resolution No. 0601-05-24	07/01/2024-06/30/2025
Amendment No. 8 to extend contract	Pending	Effective 07/01/2025

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. 8 to extend the contract as described herein.

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MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

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

Amendment No. 1 to extend contract with Wulfekuhle Injection and Pumping Inc. for Emergency Pumping, Hauling, and Land Applying of Untreated Wastewater for the Water Pollution Control Facility and increase the volume of work for an amount not to exceed \$250,000 (original contract amount was \$250,000; total contract amount with this amendment is \$500,000).

CIP/DID #PUR0325-260, WPC0408252-01

Council Priority: Not applicable

EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: An emergency contract was prepared by Purchasing Services on behalf of the Water Pollution Control Facility with Wulfekuhle Injection and Pumping Inc. for pumping, hauling, and land applying of untreated wastewater so WPC can use the storage tank while the incinerator is down for planned maintenance. The initial contract period was March 28, 2025 through April 28, 2025 for a total amount not to exceed \$250,000. Wulfekuhle Injection and Pumping Inc. will be compensated based on actual quantities.

Amendment No. 1 is to extend the contract through July 28, 2025 and increase the volume of work by an additional amount of \$250,000. The total contract amount will not exceed \$500,000.

Summary of Contract to Date:

	Price	Description
Original Contract	\$250,000	Resolution No. 0408-04-25
Amendment No. 1	\$250,000	Volume of Work increased
Total	\$500,000	Not to exceed, except by written amendment

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

Alternative:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

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, the City of Cedar Rapids and Wulfekuhle Injection and Pumping Inc. are parties to a contract for pumping, hauling, and land applying of untreated wastewater for the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to amend the contract to reflect an increase in the volume of work for an amount not to exceed \$250,000; and

WHEREAS, the contract period is extended through July 28, 2025; and

WHEREAS, a summary of the Contract is as follows:

	Price	Description
Original Contract	\$250,000	Resolution No. 0408-04-25
Amendment No. 1	\$250,000	Volume of Work increased
Total	\$500,000	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.

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MayorSignature

Attest:

ClerkSignature



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: Purchases, contracts and agreements

Amendment No. 2 to the Professional Services Agreement with Anderson Bogert Engineers & Surveyors, Inc. specifying an increased amount not to exceed \$10,005 for additional survey, staking, and easement services as specified in the Immediate Needs executed on March 12, 2025, for the WPC Feeder Main Extension project (original contract amount was \$538,176; total contract amount with this amendment is \$609,163).

CIP/DID 2024040-01 / PUR0424-266

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

Background: The Cedar Rapids Water Pollution Control Facility has recently issued a bid for the WPCF Process Improvements – Contract 2 project to upgrade site facilities and equipment to extend the facility's useful life. This project will extend a new 16-inch water main to the planned expansion at WPCF to support future water demands and provide sufficient fire protection to the site. This Amendment No. 2 covers the cost associated for the preparation of seven (7) temporary construction easements and one (1) permanent easement as specified in the Immediate Needs executed on March 12, 2025, for the WPC Feeder Main Extension project.

Recommended Action: The Utilities Department recommends approval of Amendment No. 2 of the Professional Services Agreement with Anderson Bogert Engineers & Surveyors, Inc. specifying an increased amount not to exceed \$10,005.

Alternative: None

Time Sensitivity: Action needed on May 13, 2025

Resolution Date: May 13, 2025

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: NA

Recommended by Council Committee: Not applicable

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids Utilities Department executed a Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. for the Water Pollution Control Feeder Main Extension – Design Phase project by Resolution No. 0531-04-24-on April 23, 2024, and

WHEREAS, during the design phase, additional survey, staking, and easement preparation services had been requested from Anderson-Bogert Engineers & Surveyors, Inc.,

WHEREAS, Anderson-Bogert Engineers & Surveyors, Inc. has proposed to provide the additional services for an amount not to exceed \$10,005, and

WHEREAS, the Utilities Department staff have determined that the proposed cost is fair and reasonable for the proposed scope of work and recommends approval of Amendment No. 2 with Anderson-Bogert Engineers & Surveyors, Inc.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that Amendment No. 2, to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. for an amount not to exceed \$10,005 for the Water Pollution Control Feeder Main Extension – Design Phase project be hereby approved and that the City Manager and City Clerk be authorized to execute said Amendment.

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

Original Contract Amount	\$538,176
Amendment No. 1	+60,982
Amendment No. 2	+10,005
Amended Contract Amount	\$609,163

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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, PE

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of Amendment No. 2 to the Professional Services Agreement with Foth Infrastructure & Environment, Inc. specifying an increased amount not to exceed \$65,168 for design services in connection with the 4th Street SE from 6th Avenue to 10th Street Newbo Quiet Zone Improvements project (original contract amount was \$103,416; total contract amount with this amendment is \$264,880).

CIP/DID#301976-01

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

Background: This Amendment will allow for additional Scope of Services and additional time to complete the schedule due to reconstruction limits expanded at 8th Avenue SE.

Recommended Action: The Public Works Department recommends adoption of the resolution authorizing execution of Amendment No. 2 of the Professional Services Agreement with Foth Infrastructure & Environment, Inc. specifying an increased amount not to exceed \$65,168.

Alternative: Do not amend consultant contract. Additional crossings would not be included in the quiet zone project.

Time Sensitivity: Normal

Resolution Date: May 13, 2025

Budget Information: 301/301000/301976, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids entered into a Professional Services Agreement with Foth Infrastructure & Environment, LLC on February 8, 2022, and

WHEREAS, the City desires to amend the Scope of Services and the Schedule,

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. 2 to the Professional Services Agreement with Foth Infrastructure & Environment, LLC in the amount of \$65,168 for the 4th Street SE from 6th Avenue to 10th Street Newbo Quiet Zone Improvements project (301976-01). A summary of the contract amendments for this contract is as follows:

Original Contract Amount:	\$103,416
Amendment No. 1	\$96,296
Amendment No. 2	\$65,168
	<hr/>
Amended Contract Amount	\$264,880

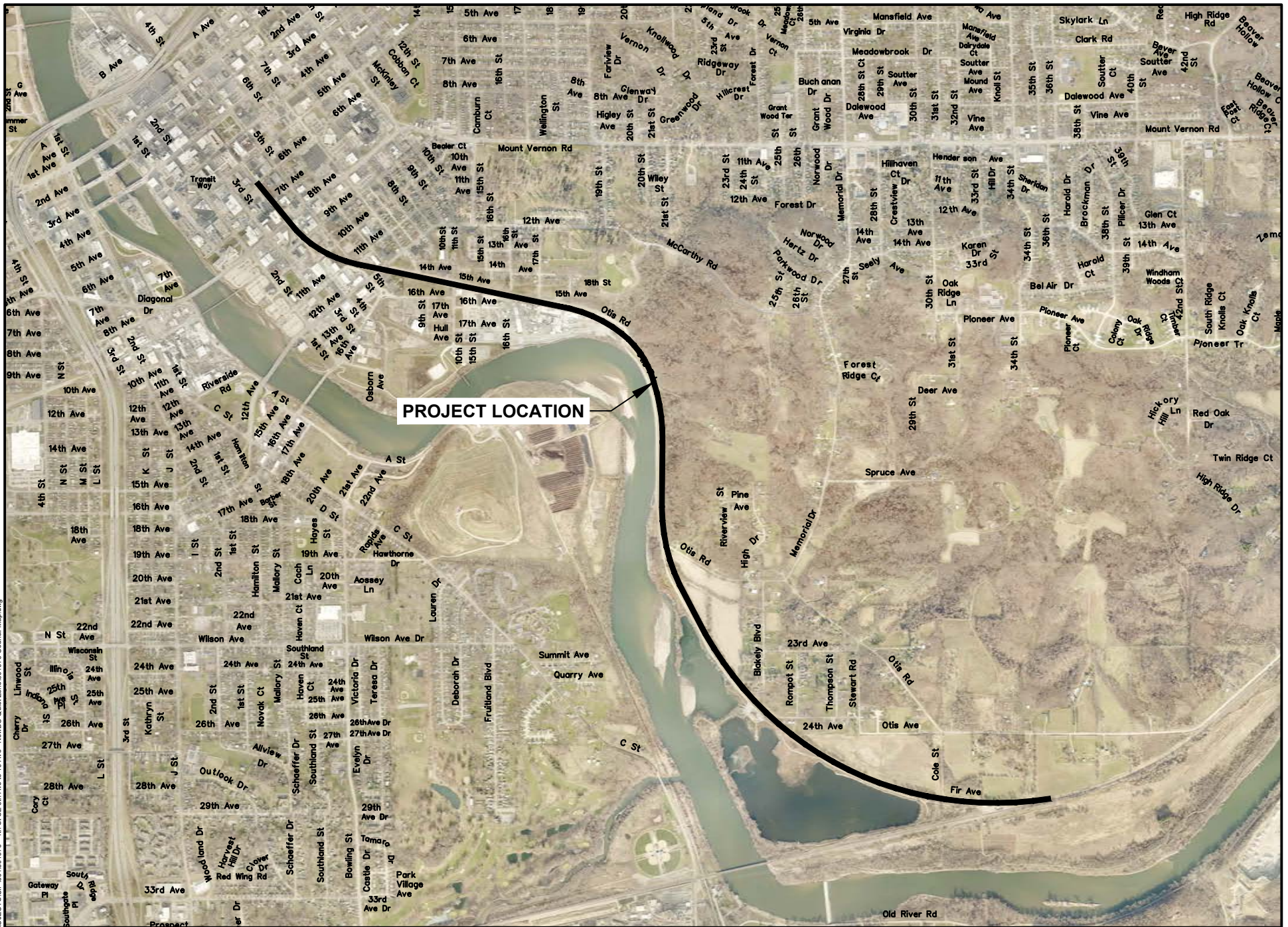
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MayorSignature

Attest:

ClerkSignature



4TH STREET SE FROM 6TH AVENUE SE TO
10TH STREET SE NEWBO QUIET ZONE





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 a Professional Services Agreement with HR Green, Inc. for an amount not to exceed \$464,982 for design services in connection with the Cedar Lake South Cell Forebay project.

CIP/DID #304534-01

Council Priority: Not applicable
EnvisionCR Goal: GreenCR Goal 1: Be stewards for the environment, promoting economic and social growth while restoring the relationship between the city and the natural environment.

Background: The City seeks to complete design of sediment forebays at the storm sewer outfalls into the south cell of Cedar Lake as part of ongoing lake improvements. The forebays should be easily maintainable and designed to accommodate the future wetland plan.

This work is based on several prior studies of the lake and its watershed, including the 2022 feasibility study completed by the Consultant. The study recommended moving forward with the design of Option 7, which includes a large sediment forebay and wetland features. For this project, only the forebay design will be developed, while the wetland portion is planned for future work. This project consists of design, permitting, preparation of construction documents for public bidding, and limited bid phase services.

The consultant was selected through a fair and transparent competitive process, following a thorough review of the consultant's Statement of Qualifications. This selection process was in full compliance with the Public Works Department's Standard Operating Procedure and the City's Purchasing Manual.

Recommended Action: The Public Works Department recommends adopting the resolution authorizing execution of a professional services agreement with HR Green, Inc.

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 are currently designing or delay the project until City Staff resources are available to proceed with design.

Time Sensitivity: Normal

Resolution Date: May 13, 2025

Budget Information: 304/304000/304534, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

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

WHEREAS, the Public Works Department has determined HR Green, Inc. is qualified to provide those services, and they are able to perform those services in a timely manner for an amount not to exceed \$464,982, and

WHEREAS, the Public Works Department recommends the City enter into Contract No. 304536-01 with the firm noted herein, and

WHEREAS, the City Council has allocated funds for Cedar Lake South Cell Forebay,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk are hereby authorized to execute the contract for the services noted herein.

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MayorSignature

Attest:

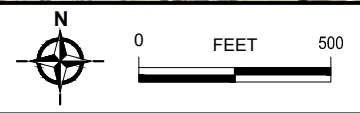
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**CEDAR LAKE SOUTH CELL
FOREBAY PROJECT**





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 Amendment No. 2 to the Professional Services Agreement with OPN Architects specifying an increased amount not to exceed \$3,000 for design services in connection with the Parking Ramp at 1st and 1st West project (original contract amount was \$1,295,570; total contract amount with this amendment is \$1,436,645) **(Council Priority)**.

CIP/DID #635139-01

Council Priority: Recreational and Cultural Amenities
EnvisionCR Goal: ProtectCR Goal 3: Maintain and provide quality services to the community.

Background: This project consists of a new parking garage located within the development area of the 1st and 1st West/Kingston Yard development. The parking facility will provide for vehicle parking while the public enjoys amenities provided by the development and within the area. The parking garage is anticipated to be a multi-level facility with mechanical and electrical equipment, connectivity to adjacent buildings, aesthetic, and landscaping features. Project deliverables will include garage and site plans and specifications for the City to bid a construction contract.

The amendment includes coordination and facilitation of meetings regarding the addition of 5 dual electric vehicle charging stations. Preparation of supplemental drawings for contractor pricing and construction were also included.

Recommended Action: The Public Works Department recommends adoption of the resolution authorizing execution of Amendment No. 2 of the Professional Service Agreement with OPN Architects specifying an increased amount not to exceed \$3,000.

Alternative: Council may choose to defer on its decision, or abandon the proposed improvements added by this amendment.

Time Sensitivity: Normal

Resolution Date: May 13, 2025

Budget Information: 635/635002-635139

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids entered into a Professional Services Agreement with OPN Architects to provide design services for the Parking Ramp at 1st and 1st West on October 10, 2023, and

WHEREAS, changes in the Scope of Services are required for revisions in the plan drawings, quantity sheets, and project funding sheets for the project, and

WHEREAS, this amendment provides for additional design and coordination items into the project,

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. 2 to the Professional Services Agreement with OPN Architects in the amount of \$3,000 for the Parking Ramp at 1st and 1st West (635139-01). A summary of the contract amendments for this contract is as follows:

Original Contract Amount:	\$1,295,570
Amendment No. 1	\$ 138,075
Amendment No. 2	\$ 3,000
	<hr/>
Amended Contract Amount	\$1,436,645

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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, PE

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of Amendment No. 8 to the Professional Services Agreement with Shoemaker & Haaland Professional Engineers specifying an increased amount not to exceed \$100,000 for design services in connection with the On-Call Storm & Sanitary Sewer Projects (original contract amount was \$250,000; total contract amount with this amendment is \$350,000.) CIP/DID#304990-18

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

Background: This contract is for as-needed design services for smaller sized storm and sanitary sewer projects. Each project will have a Service Order Form completed to initiate a more detailed Scope of Services for the identified project. This amendment will allow for additional work.

Recommended Action: The Public Works Department recommends adoption of the resolution authorizing execution of Amendment No. 8 of the Professional Services Agreement with Shoemaker & Haaland Professional Engineers specifying an increased amount not to exceed \$100,000.

Alternative: Council may choose to defer on its decision, or abandon the proposed improvements added by this amendment.

Time Sensitivity: Normal

Resolution Date: May 13, 2025

Budget Information: 304/304000/304990, NA; 655/655000/655990, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on April 13, 2021, City council approved the execution of contract 304990-18 with Shoemaker & Haaland Professional Engineers to provide professional services for the On-Call Storm & Sanitary Sewer Projects, and

WHEREAS, this Amendment allows for additional work and extends the contract term,

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. 8 to the Professional Services Agreement with Shoemaker & Haaland Professional Engineers in the amount of \$100,000 for the On-Call Storm & Sanitary Sewer Projects (304990-18). A summary of the contract amendments for this contract is as follows:

Original Contract Amount:	\$250,000
Amendment No. 1	-\$28,270
Amendment No. 2	-\$27,387
Amendment No. 3	\$0
Amendment No. 4	\$0
Amendment No. 5	-\$4,000
Amendment No. 6	\$0
Amendment No. 7	-\$65,837
Amendment No. 8	\$100,000
Amendment No. 8	-\$54,826
Amendment No. 8	-\$25,593
Remaining Amended Contract Amount	<u>\$144,087</u>

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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, PE

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of Amendment No. 2 to the Professional Services Agreement with Stanley Consultants, Inc. specifying an increased amount not to exceed \$80,000 for design services in connection with the Hoosier Lift Station and South Hoosier Lift Station Improvements project (original contract amount was \$937,953; total contract amount with this amendment is \$1,017,953.)

CIP/DID#6550107-01

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

Background: The Hoosier Creek Lift Station is located off South Prairie Road SW, on the edge of the right-of-way for Interstate 380. The South Hoosier Creek Lift Station is located north of Walford Road between Interstate 380 and Club Road. Both lift stations have received flows near their design capacity in the last few years. A recent internal study conducted by city staff determined that it would not be cost effective to relocate either of the lift stations, but replacement of the lift stations is necessary to support ongoing development in the area. These will be designed under one Professional Services Agreement and bid as two separate construction contracts.

This amendment will allow for additional scope to provide real estate services for the project.

Recommended Action: The Public Works Department recommends adoption of the resolution authorizing execution of Amendment No. 2 of the Professional Services Agreement with Stanley Consultants, Inc. specifying an increased amount not to exceed \$80,000.

Alternative: Council may choose to defer on its decision, or abandon the proposed improvements added by this amendment.

Time Sensitivity: Normal

Resolution Date: May 13, 2025

Budget Information: 655/655000/6550107, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids entered into a Professional Services Agreement with Stanley Consultants, Inc. on October 25, 2022, and

WHEREAS, the City desires to amend the Scope of Services and the Schedule,

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. 2 to the Professional Services Agreement with Stanley Consultants, Inc. in the amount of \$80,000 for the Hoosier Lift Station and South Hoosier Lift Station Improvements (6550107-01). A summary of the contract amendments for this contract is as follows:

Original Contract Amount:	\$937,953
Amendment No. 1	\$0
Amendment No. 2	\$80,000
	<hr/>
Amended Contract Amount	\$1,017,953

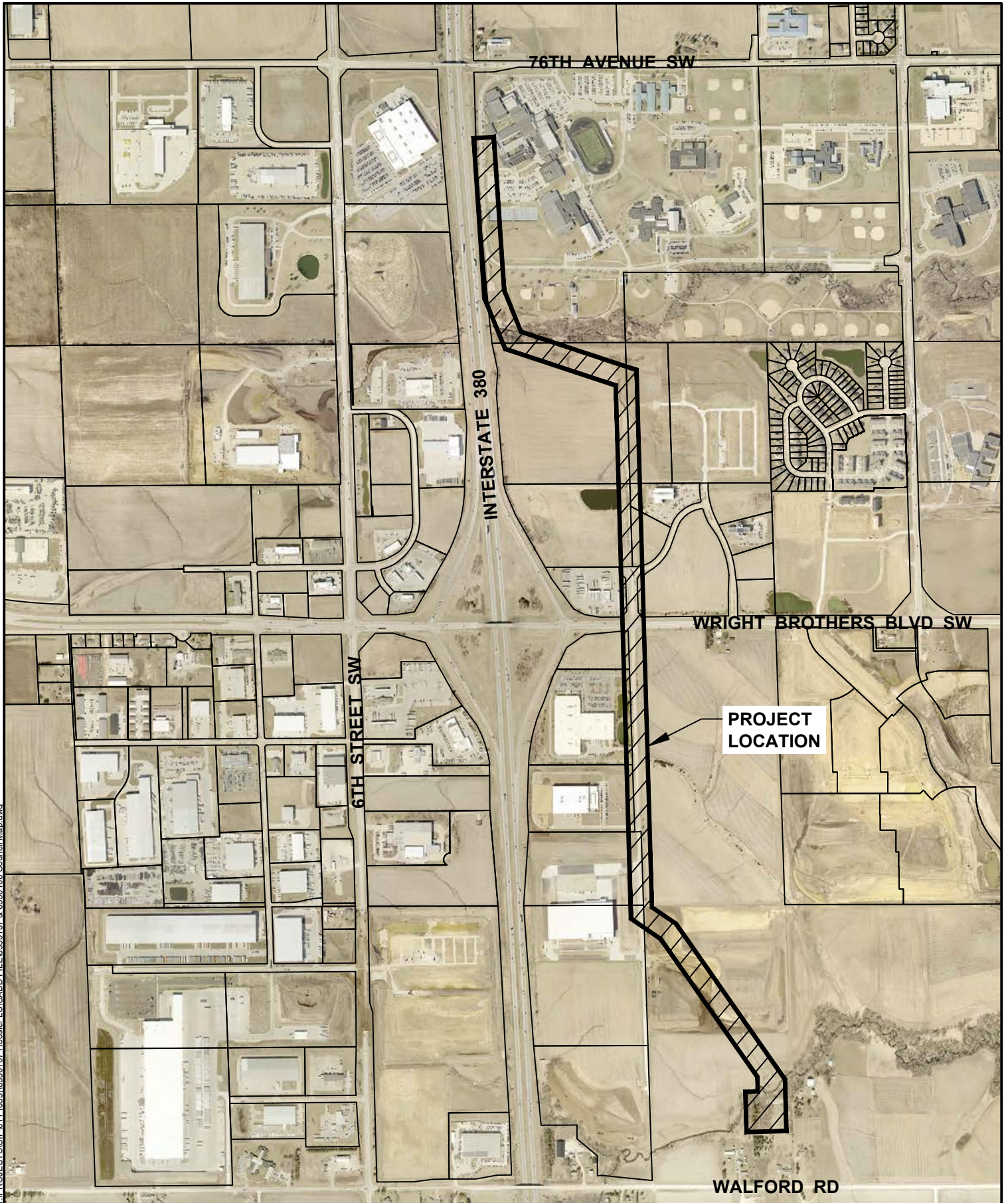
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MayorSignature

Attest:

ClerkSignature



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**SOUTH HOOSIER LIFT STATION
AND FORCE MAIN IMPROVEMENTS**



6550108



Council Agenda Item Cover Sheet

Submitting Department: Water

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

Presenter at Meeting: Cheyanne Wiegenstein, PE

Description of Agenda Item: Purchases, contracts and agreements

Authorizing execution of Change Order No. 2 in the amount of \$8,809.28 with Boomerang Corp for the Big Cedar Industrial Center Water Main Extension (Phase 1) project (original contract amount was \$3,036,382.00; total contract amount with this change order is \$3,388,453.28)

CIP/DID #6250122-01

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

Background: This is a contract change order (CCO) to adjust 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 in accordance with the provisions specified in the terms and conditions.

- 24: Quantity adjustment for additional rock used.
- 8003: Quantity adjustment for installation of additional sanitary sewer main.

Recommended Action: The Utilities Department – Water Division recommends approval of Change Order No. 2 submitted by Boomerang Corp and the City Manager and City Clerk be authorized to executed said change order.

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

Time Sensitivity: Normal

Resolution Date: 5-13-2025

Budget Information: 625-625000-6250122; 655-655000-65585-6550034

Local Preference Policy: Not applicable

Explanation: NA

Recommended by Council Committee: Not applicable

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 and City Clerk be authorized to sign Change Order No. 2 in the amount of \$8,809.28 with Boomerang Corp for the Big Cedar Industrial Center Water Main Extension (Phase 1), Contract No. 6250122. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$ 3,036,382.00
Change Order No. 1	\$ 343,262.00
Change Order No. 2	<u>\$ 8,809.28</u>
Amended Contract Amount	\$ 3,388,453.28

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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: Taylor Burgin

Description of Agenda Item: Purchases, contracts and agreements

Authorizing execution of Change Order No. 15 Final deducting the amount of \$207,319.16 with Boomerang Corp. for the Czech Village 12th Avenue SW Detention Basin project (original contract amount was \$1,873,929; total contract amount with this amendment is \$1,834,882.59)

(Council Priority).

CIP/DID #3313520-62

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

Background: This is a contract change order to adjust the contract price based on the actual quantities of completed work and additional work based on contractor quotes reviewed and accepted based on the scope of work. The unit prices remain the same as originally bid and the contract price is adjusted in accordance with the provisions specified in the terms and conditions.

Predominant Reason for CCO: Constructed quantities differ from the estimate.

Recommended Action: The Public Works Department recommends approval of Change Order No. 15 Final submitted by Boomerang Corp.

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

Time Sensitivity: Normal

Resolution Date: May 13, 2024

Budget Information: Iowa Flood Mitigation Funds (detention basin), General Obligation bonds (14th Avenue SW cul-de-sac)

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. 15 Final deducting the amount of \$207,319.16 with Boomerang Corp. for the Czech Village 12th Avenue SW Detention Basin, Contract No. 3313520-62. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$1,873,929.00
Change Order No. 1	50,111.14
Change Order No. 2	32,297.40
Change Order No. 3	9,630.75
Change Order No. 4	6,221.25
Change Order No. 5	.00
Change Order No. 6	29,927.36
Change Order No. 7	8,095.64
Change Order No. 8	4,141.35
Change Order No. 9	40.00
Change Order No. 10	44,720.00
Change Order No. 11	31,920.00
Addition of Disincentive and/or Liquidated Damages	(83,500.00)
Change Order No. 12	1,052.50
Change Order No. 13	75.90
Change Order No. 14	539.46
Change Order No. 15	(207,319.16)
Addition of Disincentive and/or Liquidated Damages	<u>33,000.00</u>
Amended Contract Amount	\$1,834,882.59

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ClerkSignature

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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. 2 in the amount of \$33,978 with Boomerang Corp. for the Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements project (original contract amount was \$949,309.95; total contract amount with this amendment is \$1,193,537.04).

CIP/DID #327003-02

Council Priority: Not applicable
EnvisionCR Goal: GreenCR Goal 2: Have the best parks, recreation and trails system in the region.

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 1:** There were many stumps in the shoreline that needed to be removed that were not shown in the plans.

Predominant Reason for CCO: Constructed quantities differ from the estimate.

Recommended Action: The Public Works Department recommends approval of Change Order No. 2 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: May 13, 2025

Budget Information: 327/327000/327003, 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. 2 in the amount of \$33,978 with Boomerang Corp. for the Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements project, Contract No. 327003-02. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$949,309.95
Change Order No. 1	210,249.09
Change Order No. 2	<u>33,978.00</u>
Amended Contract Amount	\$1,193,537.04

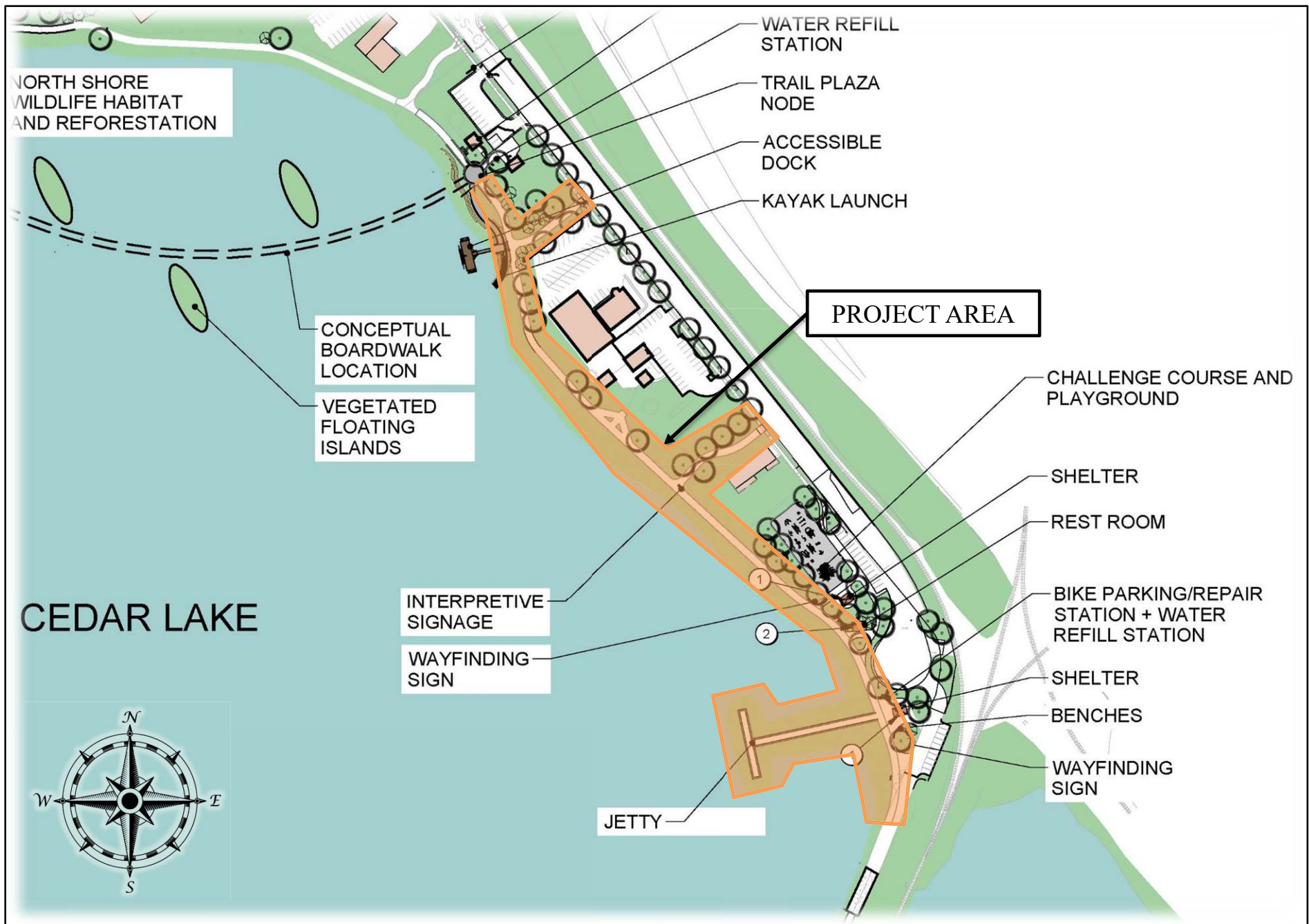
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ClerkSignature





Council Agenda Item Cover Sheet

Submitting Department: Public Works

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

Presenter at Meeting: Taylor Burgin

Description of Agenda Item: Purchases, contracts and agreements

Authorizing execution of Change Order No. 13 in the amount of \$45,558.93 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 \$8,088,683.87).

CIP/DID #301956-02

Council Priority: Not applicable
EnvisionCR Goal: 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.

- Item 25: Plan tabulation error. Original plan tabulations did not include quantity for Pipe Run P-45.

Predominant Reason for CCO: Errors and Omissions

Recommended Action: The Public Works Department recommends approval of Change Order No. 13 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: May 13, 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. 13 in the amount of \$45,558.93 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	9,098.00
Change Order No. 13	<u>45,558.93</u>

Amended Contract Amount	\$8,088,683.87
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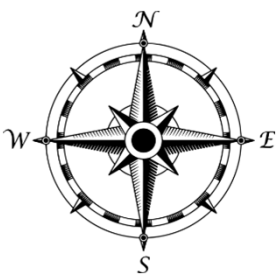
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MayorSignature

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: Jim Flamming, P.E.

Description of Agenda Item: Purchases, contracts and agreements

Change Order No. 2 is for a decrease in the amount of \$19,092,466 with Bowen Engineering for the WPCF Process Improvements - Contract 2 project (original contract amount was \$348,307,500; total contract amount with this amendment is \$324,405,916).

CIP/DID #6150059-01

Council Priority: Not applicable

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

Background: The WPCF Process Improvements – Contract 2 project includes the installation of anaerobic digesters and biogas cleaning and compression systems, and installation of a new aerobic granular sludge treatment train. Utilities staff along with the engineering consultant and Bowen Engineering have undertaken a value engineering effort to reduce the overall project costs to align with the City's financial plan. This change order addresses value engineering changes related to the digester system, electric generator and Generator Building, site piping and other miscellaneous areas. Additional change orders are in the development stage for other portions of the project with the goal of reducing the overall project costs by up to \$35 million.

	Price	Description
Original Contract Awarded	\$348,307,500	Resolution No.1121-08-24; approved 8/13/24
Change Order No. 01	(\$4,809,118)	Resolution No.0354-03-25; approved 3/25/25
Change Order No .02	(\$19,092,466)	For Council Approval
Total	\$324,405,916	

Recommended Action: The Utilities Department – Water Pollution Control Division staff recommends approval of Change Order No.2 for the WPCF Process Improvements – Contract 2 project and that the City Manager and City Clerk be authorized to execute said Change Order.

Alternative: None

Time Sensitivity: 5-13-2025

Resolution Date: 5-13-2025

Budget Information: This project is coded to the following CIP fund: 553000-615-615000-x-x-6150059-NA.

Local Preference Policy: Not applicable

Explanation: Capital Improvement projects are exempt from Local Preference Policy

Recommended by Council Committee: Not applicable

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 and City Clerk be authorized to sign Change Order No. 2 for a decrease in the amount of \$19,092,466 with Bowen Engineering, for the WPCF Process Improvements – Contract 2 project, Contract No. 6150059-01. A cost summary of the contract changes for this project is as follows:

	Price	Description
Original Contract Awarded	\$348,307,500	Resolution No.1121-08-24; approved 8/13/24
Change Order No. 01	(\$4,809,118)	Resolution No.0354-03-25; approved 3/25/25
Change Order No .02	(\$19,092,466)	For Council Approval
Total	\$324,405,916	

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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: Taylor Burgin

Description of Agenda Item: Purchases, contracts and agreements

Authorizing execution of Change Order No. 4 in the amount of \$7,389 with Eastern Iowa Excavating & Concrete, LLC for 4th Street SE from 1st Avenue E to 5th Avenue SE East Central Quiet Zone Improvements project (original contract amount was \$380,637.05; total contract amount with this amendment is \$448,954.30). **(Council Priority)**

CIP/DID #306299-04

Council Priority: Strengthen and Stabilize Neighborhoods
EnvisionCR Goal: StrengthenCR Goal 2: Improve the quality and identity of neighborhoods and 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.

- **Item 44:** Due to work being performed at multiple intersections the UPRR and the RR Flagger company, National Railroad Safety Services required two flaggers on site, one at both ends of the track. This is an unforeseen change to the contract outside the contractor's control.
- **WCD #2 - Item 8003:** SUOAS 8030, Failure to remove traffic control. Trail detour signage was not dismantled and removed after several notifications which lasted several months. Direction was given to remove the signs within 24 hours on March 14, 2025, and the request was not met. \$500 administrative penalty shall apply.

Predominant Reason for CCO: Owner Initiated/Good Business

Recommended Action: The Public Works Department recommends approval of Change Order No. 4 submitted by Eastern Iowa Excavating & Concrete, LLC.

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: May 13, 2025

Budget Information: 306/306000/306299, 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. 4 in the amount of \$7,389 with Eastern Iowa Excavating & Concrete, LLC for the 4th Street SE from 1st Avenue E to 5th Avenue SE East Central Quiet Zone Improvements, Contract No. 306299-04. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$380,637.05
Change Order No. 1	13,800.00
Change Order No. 2	37,058.00
Change Order No. 3	10,070.25
Change Order No. 4	<u>7,389.00</u>

Amended Contract Amount	\$448,954.30
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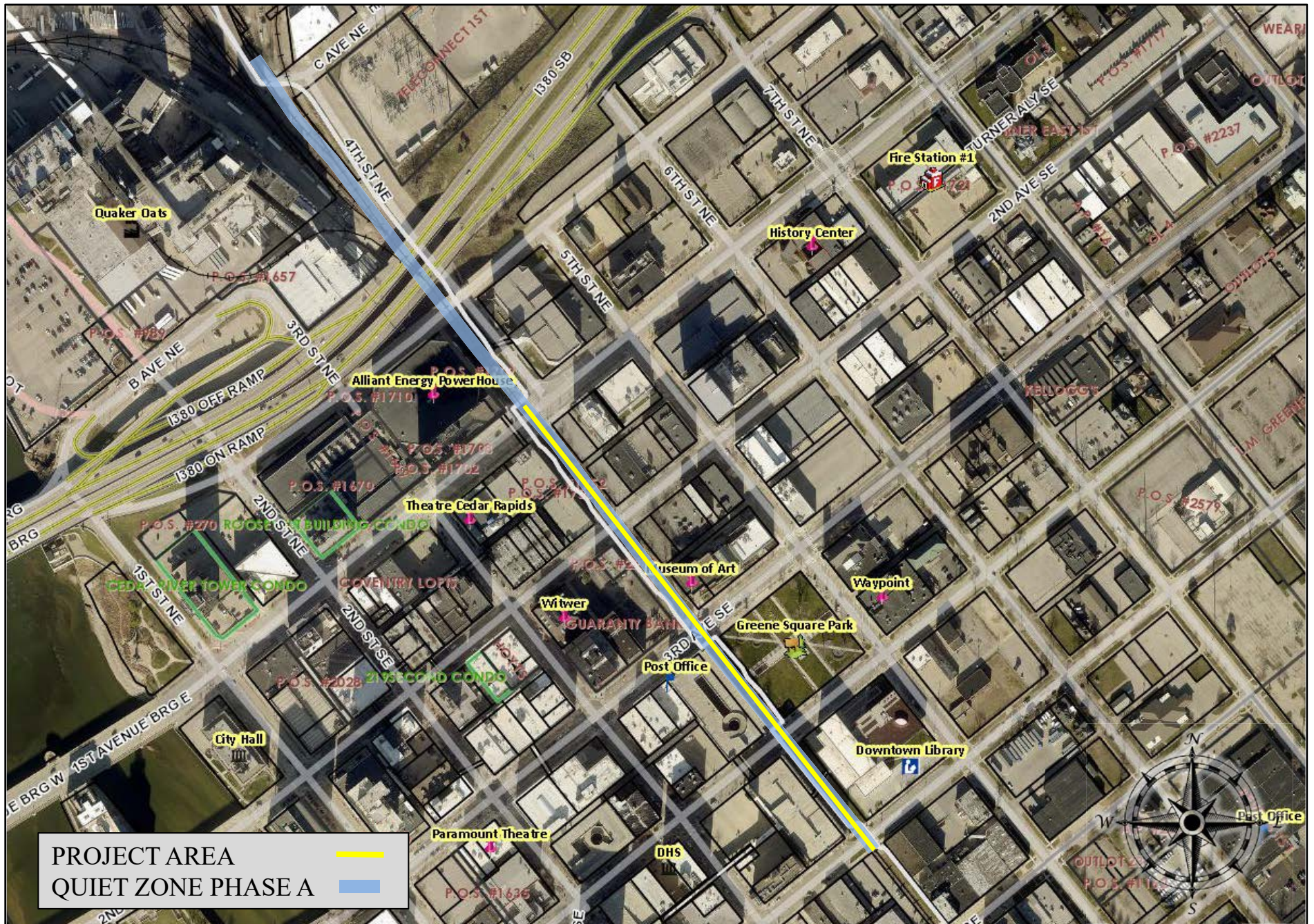
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MayorSignature

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: Taylor Burgin

Description of Agenda Item: Purchases, contracts and agreements

Authorizing execution of Change Order No. 2 in the amount of \$173,138.84 with McComas-Lacina Construction LC for the Parking Ramp at 1st and 1st West project (original contract amount was \$17,841,000; total contract amount with this amendment is \$18,246,490.02).

CIP/DID #635139-02

Council Priority: Business-Friendly
EnvisionCR Goal: InvestCR Goal 3: Reinvest in the city's business corridors and districts.

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:**
- **8005** - Contractor pricing reflective of changes in ITC 006.
- **8006** - Electrical pathways and parking guidance system needed revisions to meet the needs of the pay by plate system. Price includes credits back where cameras were removed.
- **8007** - Revisions to the egress include door and electrical modifications per ITC 007.
- **8008** - Door keying information needed to complete cores by John's Lock and Key.
- **WCD #3:**
- **8009** - Addition of 5 dual EV charging stations per ITC 011. Price includes addition of 5 type EV-2 dual chargers, EV-2 to be set to 64 amps, addition of circuits for 2 EV-2s to MOP, addition of circuits for 3 EV2s to panel PB, addition of 1100a 2p breaker, adjustment of load for all EV-2s to 13300VA, 5 parking signs & posts, 10 protective bollards at the EV chargers, provision of additional pathways below grade & through beams, & mounting of pathways in deck pours.

Predominant Reason for CCO: Owner Initiated/Good Business

Recommended Action: The Public Works Department recommends approval of Change Order No. 2 submitted by McComas-Lacina Construction LC.

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: May 13, 2025

Budget Information: 635/635002/635139, 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. 2 in the amount of \$173,138.84 with McComas-Lacina Construction LC for the Parking Ramp at 1st and 1st West project, Contract No. 635139-02. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$17,841,000
Change Order No. 1	232,351.18
Change Order No. 2	<u>173,138.84</u>

Amended Contract Amount	18,246,490.02
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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: Taylor Burgin

Description of Agenda Item: Purchases, contracts and agreements

Authorizing execution of Change Order No. 8 in the amount of \$3,045 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 \$4,916,402.36) **(Paving for Progress)**.

CIP/DID #301998-15

Council Priority: Not applicable

EnvisionCR Element/Goal: 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. 8 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: May 13, 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. 8 in the amount of \$3,045 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	150,147.05
Change Order No. 8	<u>3,045.00</u>
Amended Contract Amount	\$4,916,402.36

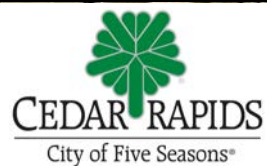
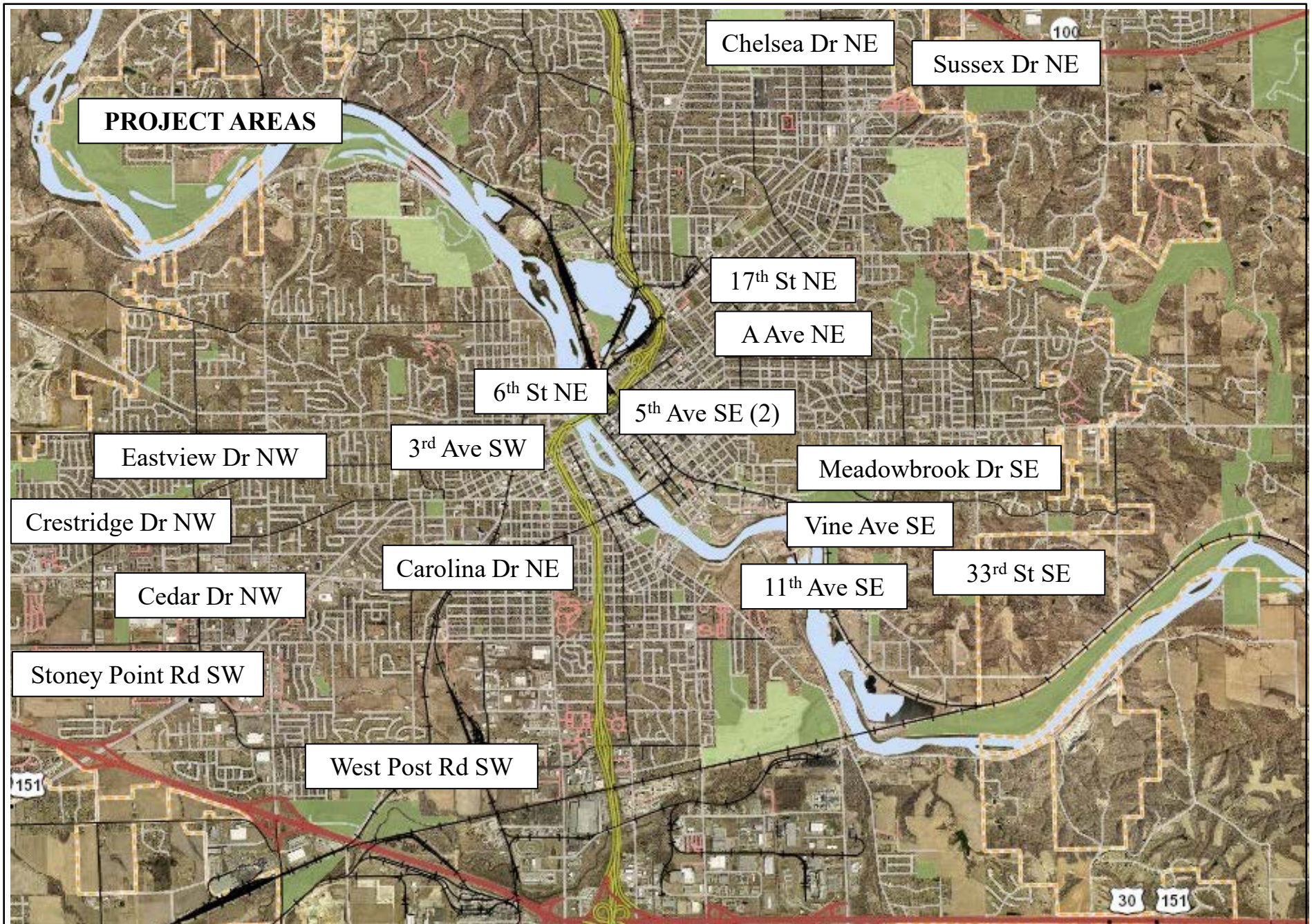
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MayorSignature

Attest:

ClerkSignature



2024 Pavement Milling and Curb Repair



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. 4 in the amount of \$2,677.50 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 \$3,511,398.25).

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.

Predominant Reason for CCO: Constructed quantities differ from the estimate.

Recommended Action: The Public Works Department recommends approval of Change Order No. 4 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: May 13, 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. 4 in the amount of \$2,677.50 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	331,839.50
Change Order No. 4	<u>2,677.50</u>

Amended Contract Amount	\$3,511,398.25
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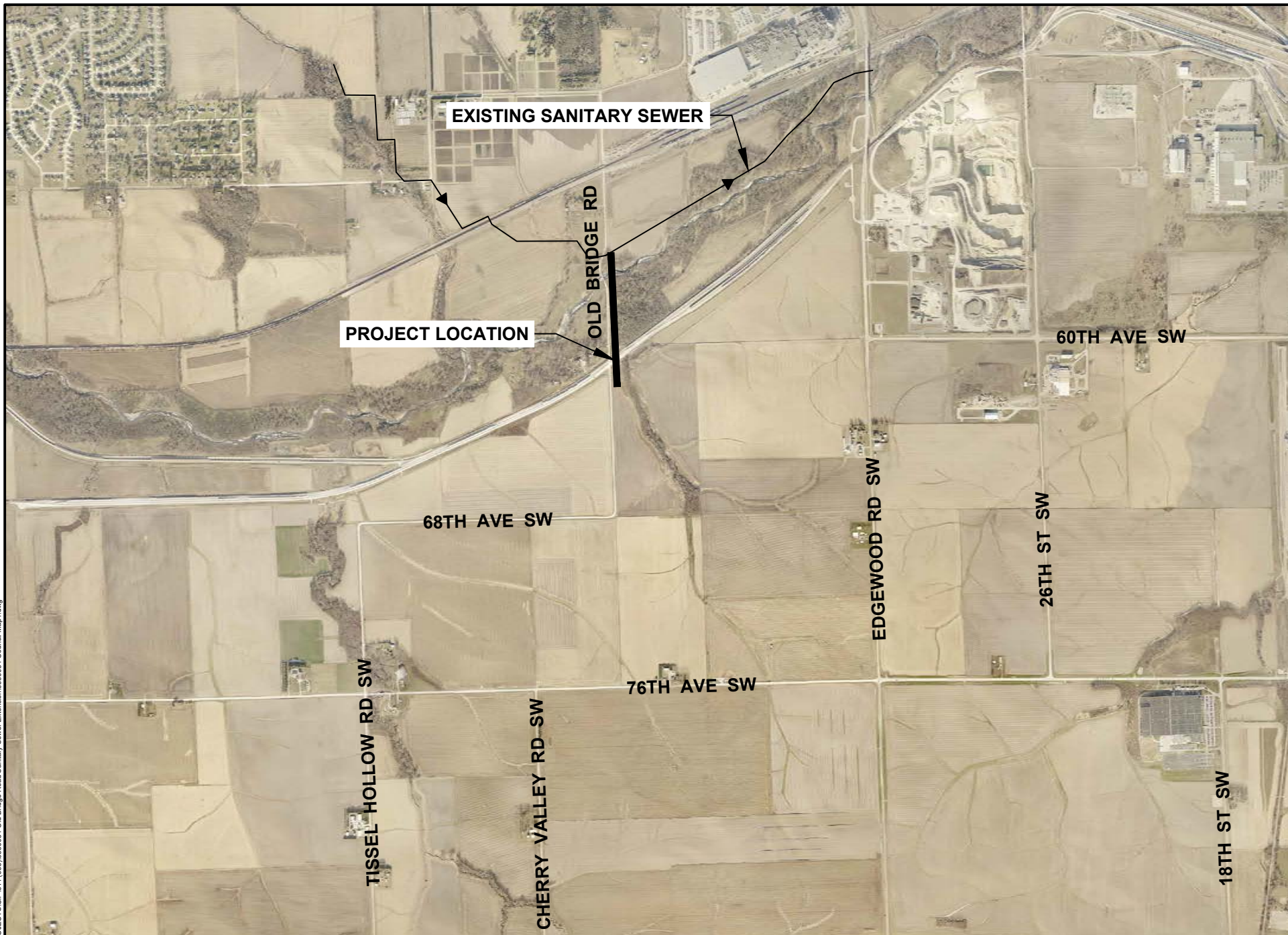
PASSED_DAY_TAG

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: Taylor Burgin

Description of Agenda Item: Purchases, contracts and agreements

Authorizing execution of Change Order No. 28 in the amount of \$7,720 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 \$23,048,337.83) **(Council Priority)**.

CIP/DID #3314510-20

Council Priority: FCS/Greenway
EnvisionCR Element/Goal: 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 6:** The additional topsoil is associated with the south extension.

Predominant Reason for CCO: Constructed quantities differ from the estimate.

Recommended Action: The Public Works Department recommends approval of Change Order No. 28 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: May 13, 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. 28 in the amount of \$7,720 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	38,400.00
Change Order No. 28	<u>7,720.00</u>
Amended Contract Amount	\$23,048,337.83

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

Project Map

Cedar Lake North Shore & Levee Construction



Project Construction Limits





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. 9 in the amount of \$51,553.40 with Rathje Construction Co. for 35th St NE from Oakland Rd to F Ave Pavement Reconstruction project (original contract amount was \$3,645,381.91; total contract amount with this amendment is \$4,047,749.97). **(Paving for Progress)**

CIP/DID #3012336-02

Council Priority: Not applicable
EnvisionCR Element/Goal: 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.

- **Item 13:** Existing soils that are of poor quality and unsuitable for use under new pavements were discovered during sanitary sewer installation and required replacement.
- **Item 17:** Existing sanitary sewer services were shallow and in conflict with proposed storm sewer. They were lowered to pass under the proposed storm sewers.

Predominant Reason for CCO: Owner initiated/Good Business.

Recommended Action: The Public Works Department recommends approval of Change Order No. 9 submitted by Rathje Construction Co..

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: May 13, 2025

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. 9 in the amount of \$51,553.40 with Rathje Construction Co. for the 35th St NE from Oakland Rd to F Ave Pavement Reconstruction, Contract No. 3012336-02. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$3,645,381.91
Change Order No. 1	298.37
Change Order No. 2	27,355.50
Change Order No. 3	99,830.79
Change Order No. 4	3,135.00
Change Order No. 5	207,507.87
Change Order No. 6	9,958.03
Change Order No. 7	359.10
Change Order No. 8	2,370.00
Change Order No. 9	<u>51,553.40</u>

Amended Contract Amount	\$4,047,749.97
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PASSED_DAY_TAG

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MayorSignature

Attest:

ClerkSignature



35TH STREET NE FROM OAKLAND ROAD TO F AVENUE PAVEMENT RECONSTRUCTION



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

Authorizing execution of Change Order No. 1 in the amount of \$33,554 with S2 Construction, LLC, for the FY 2025 Tree and Vegetation Removal project (original contract amount was \$197,918.00; total contract amount with this amendment is \$231,472.00).

CIP/DID #301990-32

Council Priority: Not applicable
EnvisionCR Goal: GrowCR Goal 1: Encourage mixed-use and infill development.

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 1:** The design of many of these projects started a few years ago, and the trees continue to grow causing a larger unit quantity than originally surveyed.
- **WCD 1: Item 1 – 4:** This is for the tree clearing on Bertram Rd that was added to the contract.

Predominant Reason for CCO: Constructed quantities differ from the estimate

Recommended Action: The Public Works Department recommends approval of Change Order No. 1 submitted by S2 Construction, LLC.

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: May 13, 2025

Budget Information: 301/301000/301990, 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. 1 in the amount of \$33,554 with S2 Construction, LLC for the FY 2025 Tree and Vegetation Removal project, Contract No. 301990-32. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$197,918.00
Change Order No. 1	33,554.00

Amended Contract Amount	\$231,472.00
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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: Purchases, contracts and agreements

Resolution approving and authorizing execution of Amendment No. 1 to the Development Agreement with D Taggart Holdings, Inc, for a housing project along the 900 block of M Street and 1213 N Street SW. CIP/DID #TIF-0081-2023

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

Background: The Resolution authorizes an amendment to the Development Agreement with D Taggart Holdings, Inc. On November 7, 2023, the City Council authorized a Development Agreement with D Taggart Holdings, Inc for a housing project along the 900 block of M Street and 1213 N Street SW. The City and Developer now desire to amend the development agreement with respect to construction commencement and completion dates, TIF Schedules, and termination date. All other terms of the Agreement remain in full force and effect.

Recommended Action: City staff recommends approving the Resolution

Alternative: NA

Time Sensitivity: NA

Resolution Date: May 13, 2025

Budget Information: NA

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF
AMENDMENT NO. 1 TO THE DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF CEDAR RAPIDS AND D TAGGART HOLDINGS, INC

WHEREAS, on November 7, 2023, the City and D Taggart Holdings, Inc ("Developer") entered into a Development Agreement ("Agreement") which provides for the Developer's construction of certain Minimum Improvements, including the new construction of 15 housing units on a total of 5 separate parcels, as defined in the Agreement, and

WHEREAS, the City and Developer desire to amend the Agreement to modify the terms and conditions related to the dates of construction commencement and completion, TIF payment schedule, and termination date; and

WHEREAS, an Amendment No.1 to the Development Agreement ("Amendment") has been prepared, subject to City Council approval, which Amendment is now ready for execution on behalf of the City.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the Amendment No. 1 to the Development Agreement is hereby approved, and the City Manager and City Clerk, or their designees, are authorized and directed to execute the same.

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: Purchases, contracts and agreements

Resolution approving and authorizing execution of Amendment No. 1 to the Development Agreement with The Fountains, LLC, for development of an infill master development at 5100 Edgewood Road NE. CIP/DID #92-12-011

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

Background: The Resolution authorizes an amendment to the Development Agreement with The Fountains, LLC. On December 4, 2012, the City Council authorized a Development Agreement with The Fountains, LLC for development of an infill master development at 5100 Edgewood Road NE. The City and Developer now desire to amend the development agreement with respect to construction completion dates and termination date. All other terms of the Agreement remain in full force and effect.

Recommended Action: City staff recommends approving the Resolution

Alternative: NA

Time Sensitivity: NA

Resolution Date: May 13, 2025

Budget Information: NA

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF
AMENDMENT NO. 1 TO THE DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF CEDAR RAPIDS AND THE FOUNTAINS, LLC

WHEREAS, on December 4, 2012, the City and The Fountains, LLC ("Developer") entered into a Development Agreement ("Agreement") which provides for the Developer's construction of certain Minimum Improvements, for the development of an infill master development at 5100 Edgewood Road NE, as defined in the Agreement, and

WHEREAS, the City and Developer desire to amend the Agreement to modify the terms and conditions related to the dates of construction completion and termination date; and

WHEREAS, an Amendment No.1 to the Development Agreement ("Amendment") has been prepared, subject to City Council approval, which Amendment is now ready for execution on behalf of the City.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the Amendment No. 1 to the Development Agreement is hereby approved, and the City Manager and City Clerk, or their designees, are authorized and directed to execute the same.

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: Rob Davis, PE, ENVSP

Description of Agenda Item: Purchases, contracts and agreements

Amending the Lease Agreement with DC Taylor Co. for property at 500 Stickle Drive NE to accommodate an early termination provision and access to the building to accommodate future Cedar River Flood Control System Storage in connection with the Cedar River Flood Risk Management project. **(Council Priority)**

CIP/DID #3314200-00

Council Priority: Flood Control System
EnvisionCR Goal: ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.

Background: On September 1, 2023, per Resolution No. 1285-08-23, the City acquired this property as part of the East Side Cedar River Flood Control System project. At the time of purchase, the building on the property was under a Lease Agreement with D.C. Taylor Co. Following the acquisition, the City executed an Assignment and Assumption of Lease with D.C. Taylor Co., thereby assuming all rights and obligations under the existing lease, which runs through 2030.

D.C. Taylor Co. has requested an early termination of their lease with the City, as they are currently in the process of constructing a new facility within Cedar Rapids. The City of Cedar Rapids is agreeable to releasing D.C. Taylor Co. from the lease prior to its scheduled expiration, as this building can be used for Cedar River Flood Control System (FCS) storage. In addition, D.C. Taylor Co. has committed to providing the City with access to the building, by appointment, to support planning for its future use by the FCS project.

Recommended Action: The Public Works Department recommends approving the resolution to amend the Lease Agreement.

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

Time Sensitivity: Normal

Resolution Date: May 13, 2025

Budget Information: 331/331100/3314200 FCS

Local Preference Policy: Not applicable
Explanation: NA

Recommended by Council Committee: Not applicable
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, D.C. Taylor Co. has requested an early termination of their lease with the City, as they are currently working on constructing their new building, and

WHEREAS, the City of Cedar Rapids is prepared to release D.C. Taylor Co. from their lease prior to its scheduled expiration date, acknowledging the company's plans to relocate and construct a new facility in Cedar Rapids, and

WHEREAS, D.C. Taylor Co. has also expressed a willingness to cooperate with the City of Cedar Rapids by committing to provide access to the building, by appointment. This access is intended to assist City staff and project engineers in conducting necessary site visits, assessments, and logistical planning in connection with the building's anticipated integration into the Cedar River Flood Control System. The building is expected to serve as a storage facility, supporting the broader operational needs of the flood control infrastructure. This cooperative gesture from D.C. Taylor Co. will allow the City to move forward with preparations for retrofitting or adapting the facility, as necessary, while ensuring a smooth transition of use and minimizing any delays to the project timeline, and

WHEREAS, in consideration of the City's potential need for temporary access to the building during the term of the existing lease, and recognizing the cooperative intent of both parties to facilitate planning efforts, the City of Cedar Rapids and D.C. Taylor Co. have mutually agreed to amend the lease payment schedule to reflect this interim arrangement and support continued collaboration during the transition period.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Amendment to Lease Agreement is hereby accepted and approved and shall be filed with the City of Cedar Rapids Finance Director.

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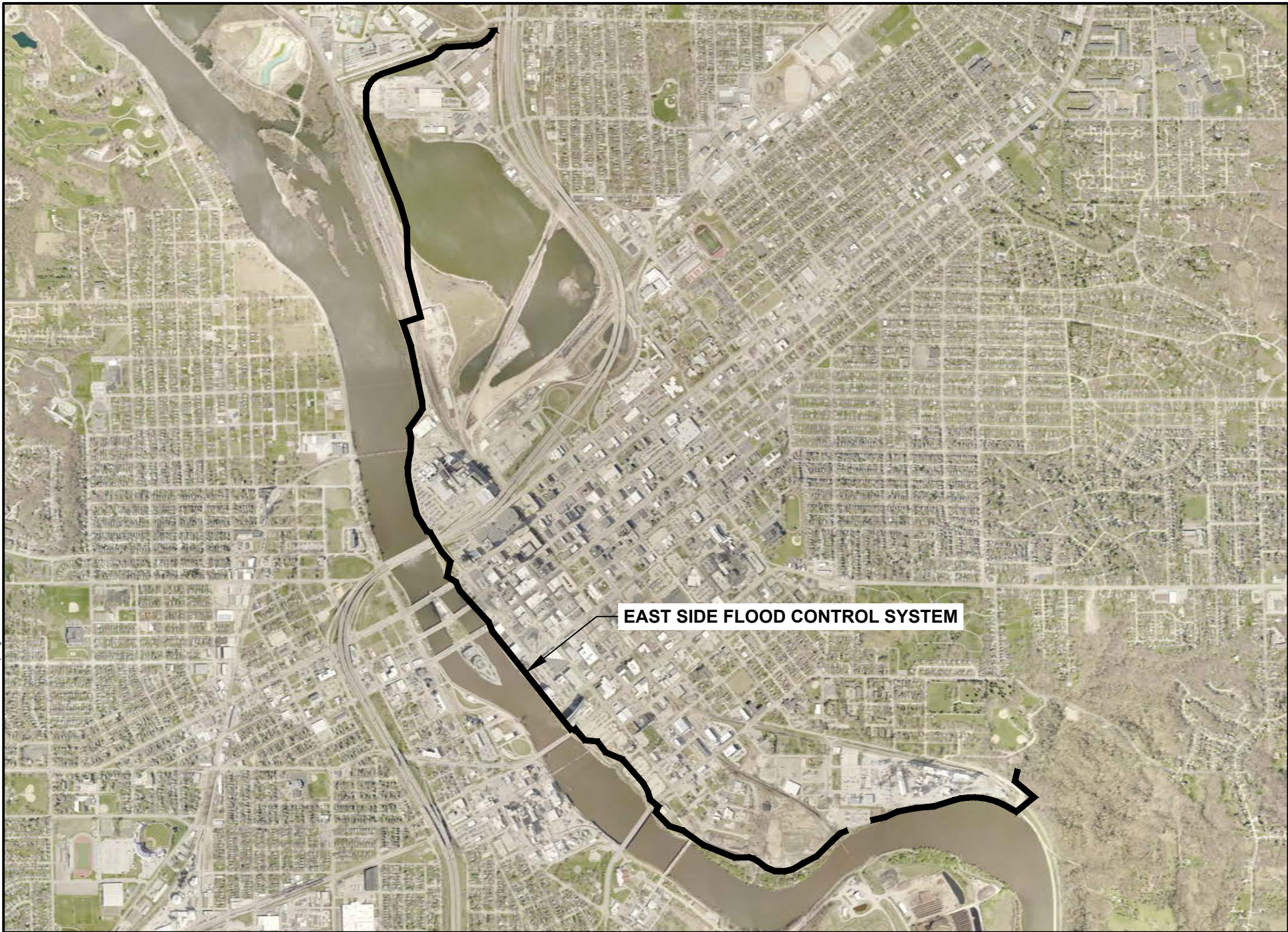
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MayorSignature

Attest:

ClerkSignature

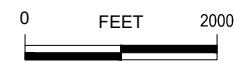
Cadd File Name: W:\PROJECTS\CDP\3131\SUB-PROJECTS\EastMAPS - SARAH\East Side FCS Council Map.dwg



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

Presenter at Meeting: William Micheel

Description of Agenda Item: Purchases, contracts and agreements

Encroachment Agreement for the purpose of allowing for the existing running track, water control cabinet and fence at 0 E Avenue NE as requested by the Cedar Rapids Community School District.

CIP/DID #ENCR-000400-2025

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

Background: The Cedar Rapids Community School District, Owner of property located at 0 E Avenue NE, submitted plans to resurface the existing running track on the property, which was found to be encroaching into the public right of way. This request to the City of Cedar Rapids is for the purpose of allowing for the encroachment of the existing running track, water control cabinet and fence. The total encroachment is 22.9 feet along the east side of the property (Exhibit A).

Recommended Action: The Development Services Department recommends adopting the resolution authorizing execution of the Right-of-Way Encroachment Agreement with the Cedar Rapids Community School District, Owner.

Alternative: Deny request and require the right-of-way portion to remain as is, and not encroach onto the City right-of-way.

Time Sensitivity: Normal

Resolution Date:

Budget Information: NA

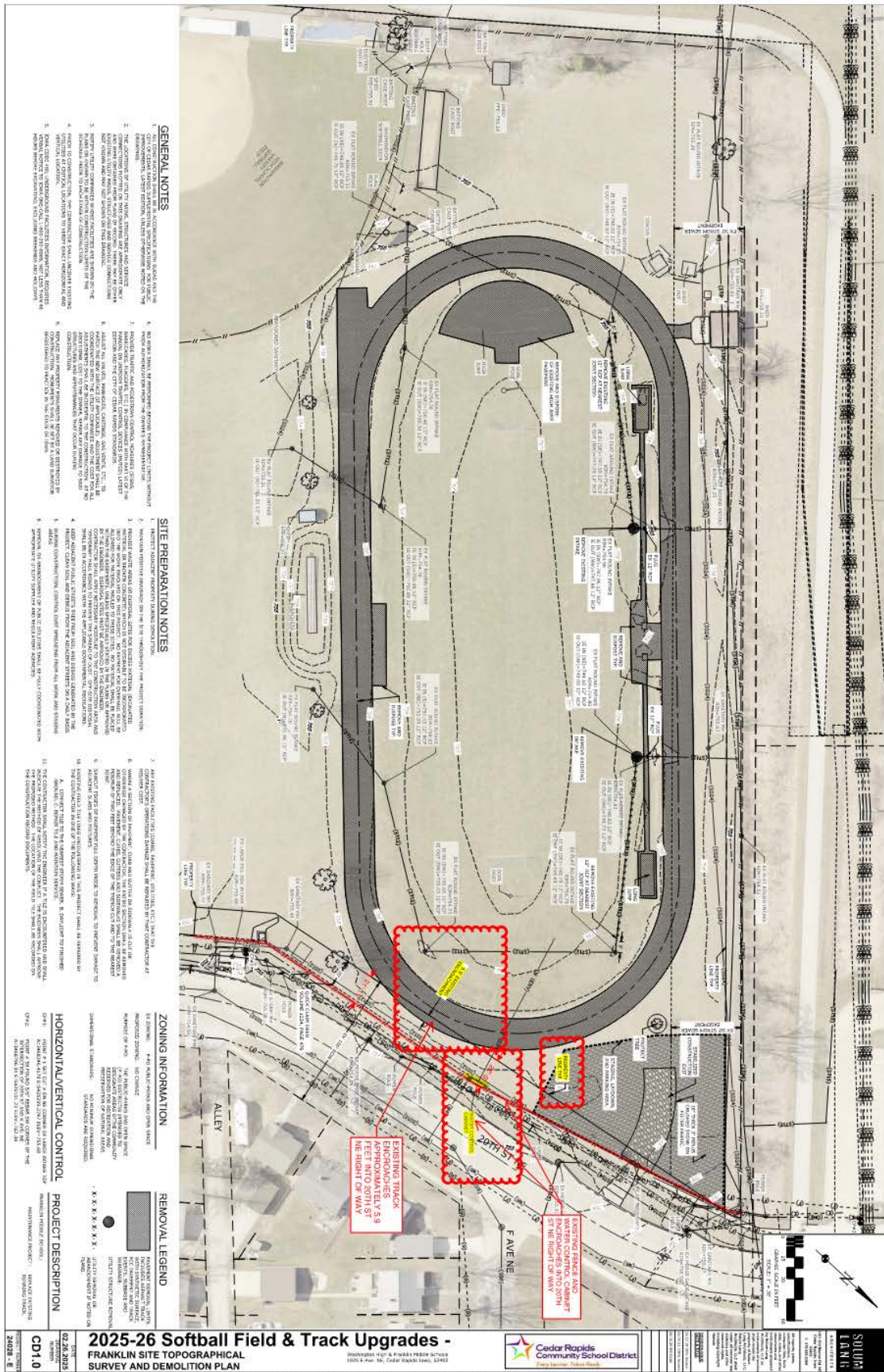
Local Preference Policy: NA

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

Recommended by Council Committee: NA

Explanation: NA

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, Cedar Rapids Community School District ("Owner"), is the owner of real property at 0 E Avenue NE, Cedar Rapids, Iowa (hereinafter Property), and

WHEREAS, the Owner requested an encroachment onto Public Right-of-Way located along the east side of the property at 0 E Avenue NE to allow for the existing running track, water control cabinet and fence. The total encroachment is 22.5 feet along the east side of the property (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 20th Street NE, 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

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MayorSignature

Attest:

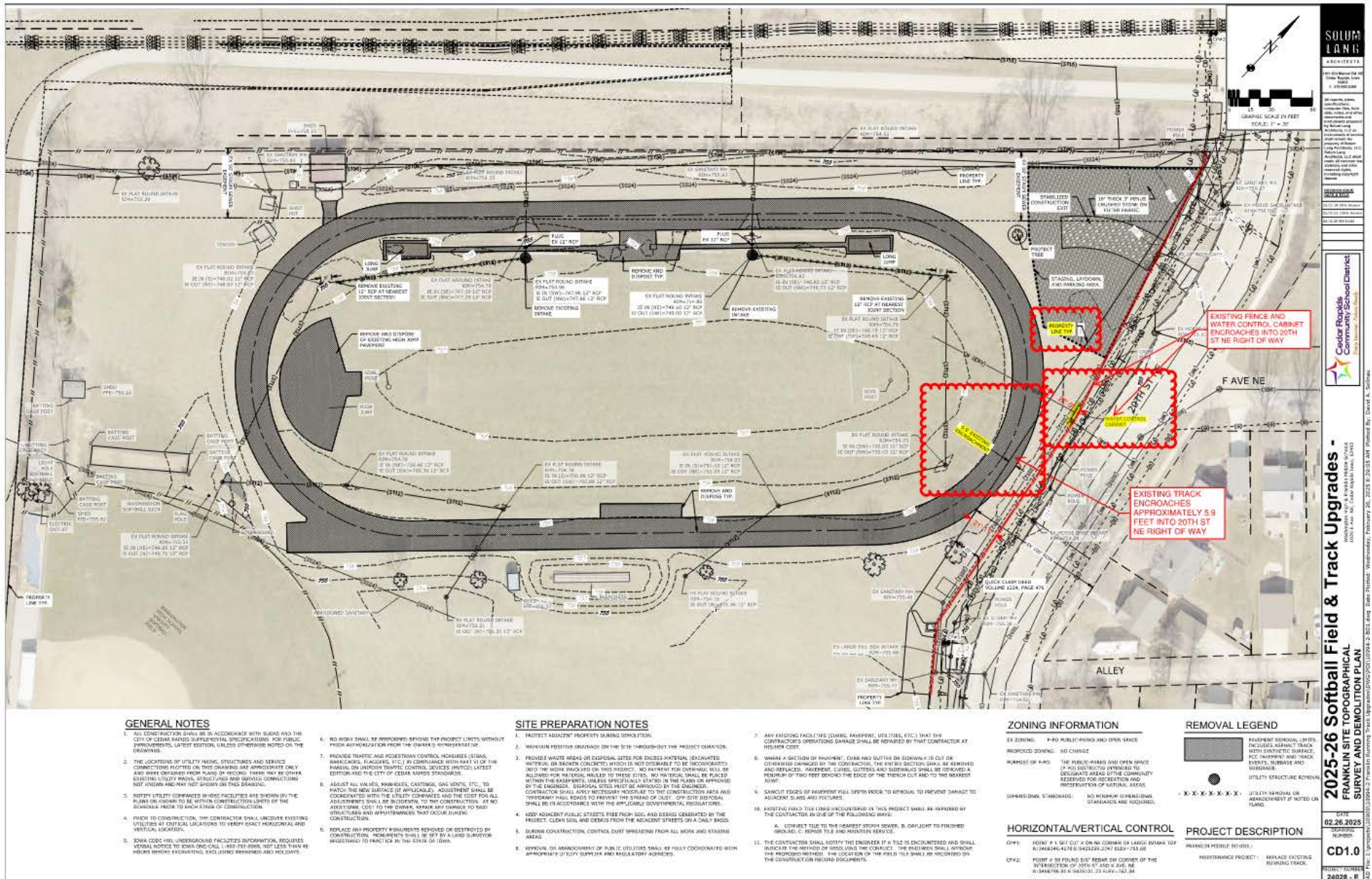
ClerkSignature

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 13th day of May, 2025.

ClerkSignature

Exhibit A



SOLUM LANG
ARCHITECTS

301 10th Street NE
Suite 200
Atlanta, GA 30309
404.525.1234
www.solumlang.com

DATE: 02.26.2025
PROJECT: 2025-26 Softball Field & Track Upgrades - Franklin Site Topographical Survey and Demolition Plan

DATE: 02.26.2025
PROJECT: 2025-26 Softball Field & Track Upgrades - Franklin Site Topographical Survey and Demolition Plan

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PROJECT: 2025-26 Softball Field & Track Upgrades - Franklin Site Topographical Survey and Demolition Plan

DATE: 02.26.2025
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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 of a Non-Franchise Utility Permit Agreement with Unite Private Networks, LLC to expand their service area to utilize City rights-of-way 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>Council Priority: Business-Friendly</p>
<p>EnvisionCR Goal: 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 rights-of-way 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. The required fee of \$500 has been paid to the City by the Owner.

Recommended Action: Development Services recommends approving the resolution authorizing the amendment to the Non-Franchise Utility Permit Agreement with Unite Private Networks, LLC.

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 certain City rights-of-way 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, as amended via Resolution Nos. 0310-03-25 and 0417-04-25; 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 limits 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;

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 with UPN, 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.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

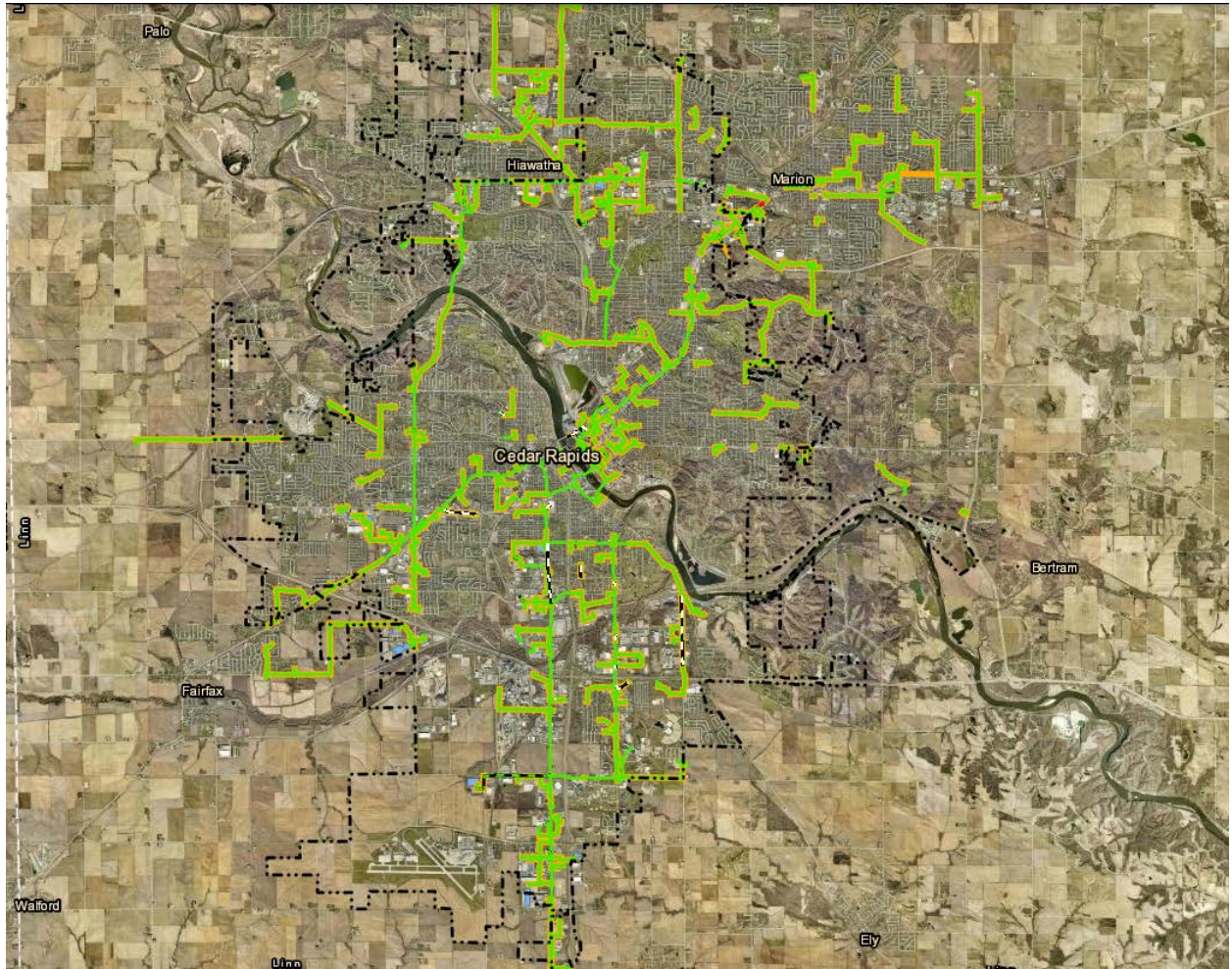
ClerkSignature

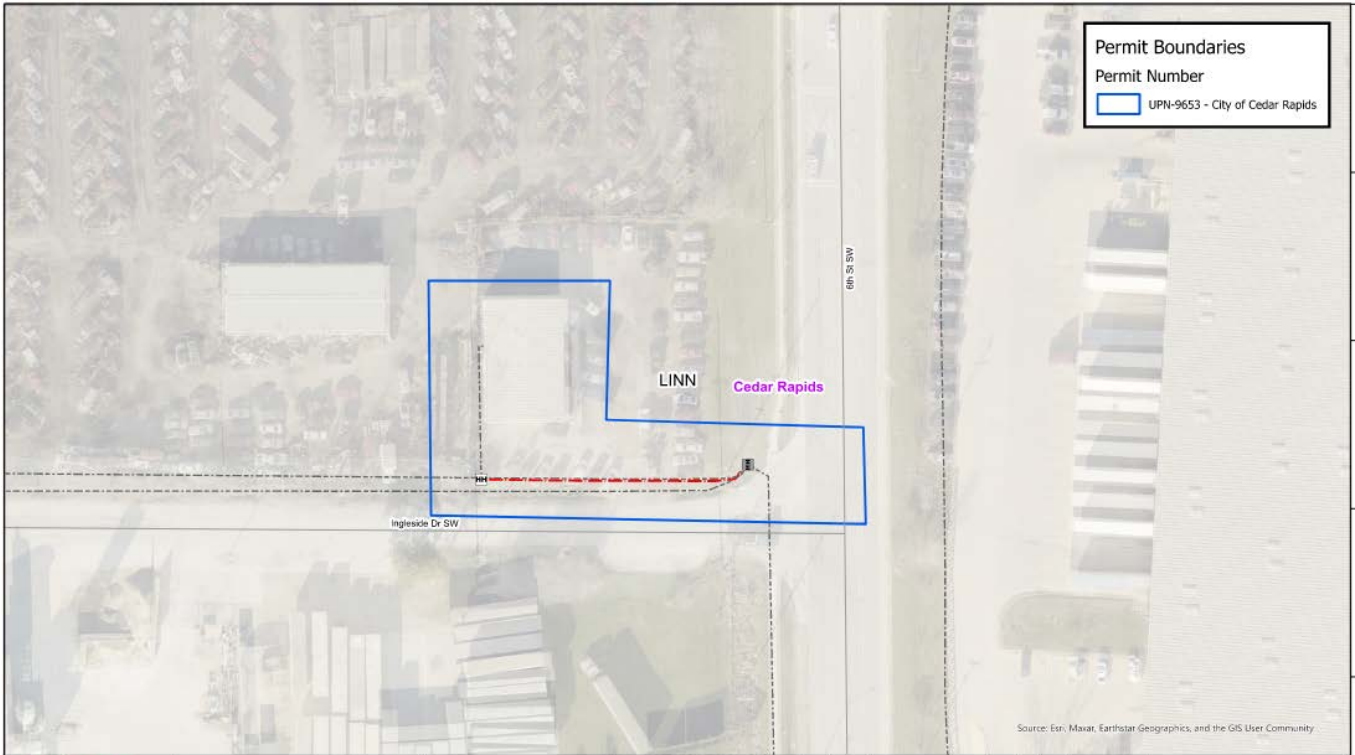
STATE OF IOWA)
) ss.
COUNTY OF LINN)




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 13th day of May, 2025.

ClerkSignature

EXHIBIT1





 6000 GRAND AVENUE DES MOINES, IA 50312 (515) 274-9611	 120 W 12TH STREET FLOOR 11 KANSAS CITY, MO 64105 (816) 410-1156	CEDAR RAPIDS LINN COUNTY CHARTER COMM COPART					 W N E S	CHARTER COMM COPART					
								PERMIT BOUNDARY					
								ISSUED	SHEET NUMBER	REV			
								4/16/2025	PB - 1	A			
						NO	DATE	REVISIONS	BY	CHK	APPD		
						SCALE	1/32"	DESIGNED BY: T. WILLIAMS	DRAWN BY: K. BERTENBERG				



Council Agenda Item Cover Sheet

Submitting Department: Development Services

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

Presenter at Meeting: Ty Gingerich

Description of Agenda Item: Purchases, contracts and agreements

Resolution accepting a Warranty Deed with Acquisition Plat for the dedication of street right-of-way along the west side of Edgewood Road SW, south of Williams Boulevard SW, from VRE Cedar Rapids 7B, LLC.

CIP/DID #ASDP-000912-2024

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

Background: The property owner submitted a site plan showing additional right-of-way dedication along the west side of Edgewood Road SW. A Warranty Deed with Acquisition plat has been submitted by VRE Cedar Rapids 7B, LLC for approval and acceptance.

Recommended Action: City Development Services Department staff recommends approval of the resolution.

Alternative: City Council may table this item and request further 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

WILSON AVE SW

EDGEWOOD RD SW

AUDITOR'S PLAT #143

WESTDALE ENTRANCE

ROW DEDICATION

VAN BUREN HEIGHTS

EDGEWOOD PKWY

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, a condition of site plan approval for property located at 2350 Edgewood Road SW, required property owner, VRE Cedar Rapids 7B, LLC, to dedicate additional street right-of-way along Edgewood Road SW, and

WHEREAS, the site plan was approved, the existing building was demolished, and the owner is preparing to submit plans for building permits, and

WHEREAS, VRE Cedar Rapids 7B, LLC has submitted to the City the following executed documents:

1. Warranty Deed for Edgewood Road SW right-of-way dedication.
2. Acquisition Plat for said right-of-way.

WHEREAS, the Warranty Deed with Acquisition Plat as submitted is recommended for approval by the Development Services Department, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, the Warranty Deed with Acquisition Plat, noted above be and the same are hereby accepted and 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 13th day of May, 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: Robert Davis, PE, ENVSP

Description of Agenda Item: Purchases, contracts and agreements

Purchase Agreement in the amount \$1 and other valuable considerations and accepting a Permanent Easement for Stormwater Storage from TrueNorth Real Estate, LC for land at 500 1st Street SE in connection with the Cedar River Flood Control project. **(Council Priority)**

CIP/DID #3315200-00

Council Priority: Flood Control System
EnvisionCR Goal: 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 System 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.

Under specific conditions the FCS will create additional ponding in the downtown area on private property owned by TrueNorth. To mitigate this ponding a permanent easement was agreed upon in the area the ponding can occur.

This permanent easement will only be used when the following are all three occurring: The Cedar River is at or above 19.5 as measured at the 7th Avenue SW river gage, the storm gatewell near 5th Avenue SE on the east riverbank is closed, and a moderate or higher rainfall event is occurring.

TrueNorth has agreed to convey this easement for \$1.

Recommended Action: The Public Works Department recommends adopting the resolution authorizing execution of a Purchase Agreement for \$1 and other valuable considerations and accepting a Permanent Easement for Stormwater Storage from TrueNorth Real Estate LC.

Alternative: None, the acquisition is in accordance with the previously approved Flood Control System Plan.

Time Sensitivity: Normal

Resolution Date: May 13,2025

Budget Information: 331/331100/3315200/FCS

Local Preference Policy: Not applicable

Explanation: Local Preference Policy does not apply to acquisitions.

Recommended by Council Committee: Not applicable

Explanation: NA

Prepared By and Bill To: Public Works Department, 319-286-5060

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

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Public Works Director has determined the need for a Permanent Easement for Stormwater Storage exists in order to accommodate the proposed facilities, and

WHEREAS, TrueNorth Real Estate L.C., 500 1st Street SE Cedar Rapids, Iowa 52401 OWNERS of the real property known and described as:

See attached Final Stormwater Storage Easement Exhibit

in the City of Cedar Rapids, Linn County, Iowa, has agreed to convey the necessary Permanent Easement for Stormwater Storage at 500 1st Street SE, to the City of Cedar Rapids for \$1 and other valuable considerations, and

WHEREAS, the Public Works Director recommends the City enter into an agreement to purchase for a Permanent Easement for Stormwater Storage at 500 1st Street SE in accordance with the terms set forth in the Agreement, and

WHEREAS, the City Council has allocated Capital Improvement funds for Cedar Rapids Cedar River Flood Control System Project,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and the City Clerk are hereby authorized to execute the Purchase Agreement and Permanent Easement for Stormwater Storage as described herein.

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

BE IT FURTHER RESOLVED that the Permanent Easement for Stormwater Storage from TrueNorth Real Estate L.C. be accepted and 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 13th day of May, 2025.

ClerkSignature

T: \\ACAD\\214087\\DWG\\Plats\\Reach 2\\True North Stormwater Easement.dwg 3-10-25 10:46:29 AM RKlien

FINAL STORMWATER STORAGE EASEMENT EXHIBIT

FLOOD CONTROL SYSTEM: REACH 2 - 5TH AVE GATEWELL PROJECT
PREPARED BY & RETURN TO: R. RODNEY KLIEN, ANDERSON-BOGERT ENGINEERS & SURVEYORS, INC.
4050 RIVER CENTER CT. N.E. CEDAR RAPIDS, IOWA 52402 (319) 377-4629

LEGAL DESCRIPTION

TRACT 1:
PART OF PARCEL A, PLAT OF SURVEY NO. 1836, AND PART OF PARCEL A,
PLAT OF SURVEY NO. 1648, AND PART OF LOTS 4 AND 5, BLOCK 7,
ORIGINAL TOWN OF CEDAR RAPIDS, LINN COUNTY, IOWA FURTHER DESCRIBED
AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL A OF SAID PLAT
OF SURVEY NO. 1836;

THENCE N38°48'45"W ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL A,
49.51 FEET;

THENCE N51°12'40"E, 5.12 FEET TO THE POINT OF BEGINNING;

THENCE N38°47'20"W, 50.00 FEET;

THENCE N51°12'40"E, 30.00 FEET;

THENCE S38°47'20"E, 50.00 FEET;

THENCE S51°12'40"W, 30.00 FEET TO THE POINT OF BEGINNING CONTAINING
0.03 ACRES (1,500 SQ.FT.) MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

TRACT 2:
PART OF PARCEL A, PLAT OF SURVEY NO. 1836, AND PART OF PARCEL A,
PLAT OF SURVEY NO. 1648, AND PART OF LOT 2, BLOCK 7, ORIGINAL
TOWN OF CEDAR RAPIDS, LINN COUNTY, IOWA FURTHER DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL A OF SAID PLAT
OF SURVEY NO. 1836;

THENCE N38°48'45"W ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL A,
225.68 FEET;

THENCE N51°12'40"E, 5.20 FEET TO THE POINT OF BEGINNING;

THENCE N38°47'20"W, 14.00 FEET;

THENCE N51°12'40"E, 15.00 FEET;

THENCE S38°47'20"E, 14.00 FEET;

THENCE S51°12'40"W, 15.00 FEET TO THE POINT OF BEGINNING CONTAINING
0.01 ACRES (210 SQ.FT.) MORE OR LESS.

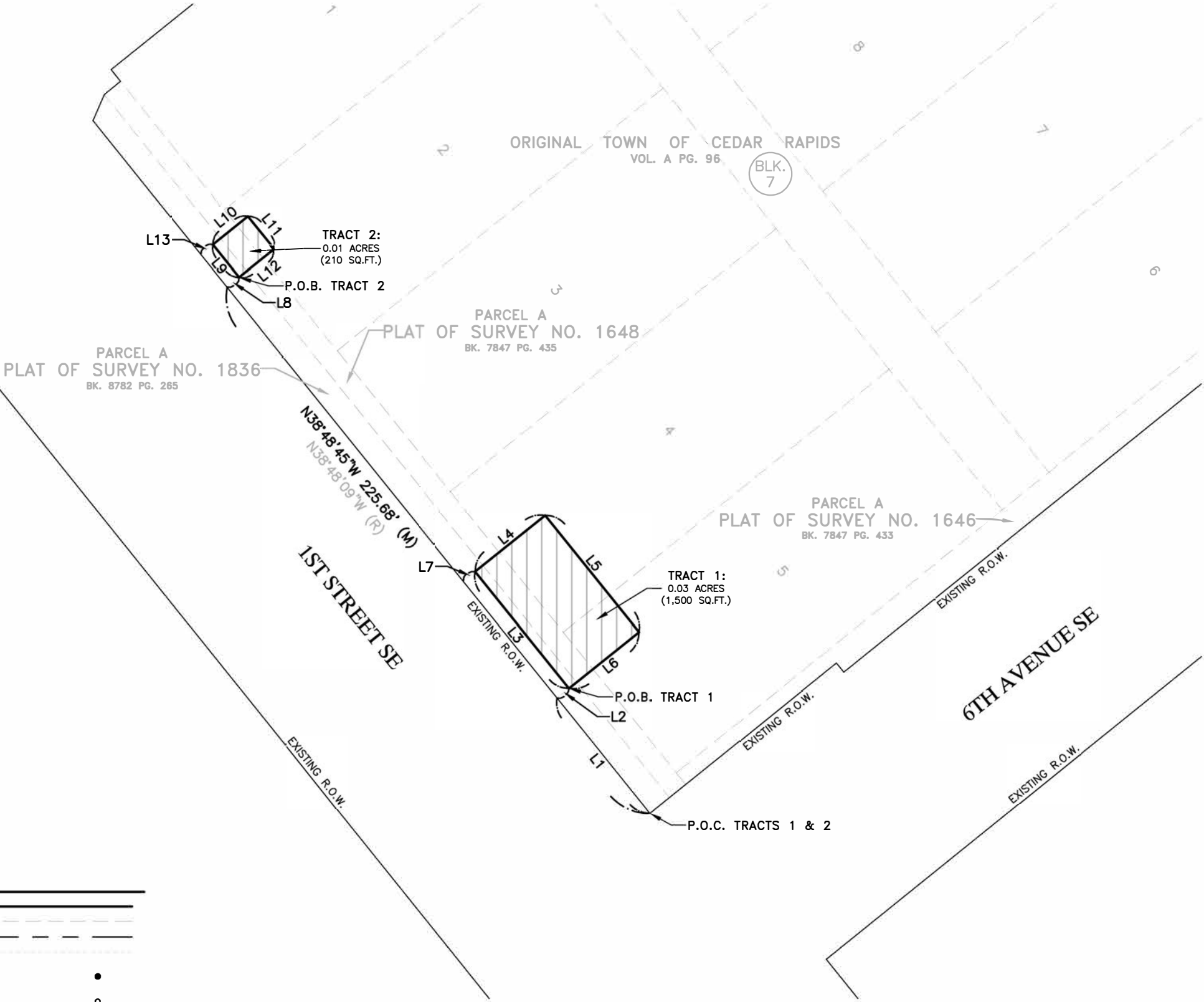
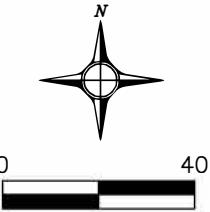
SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°48'45"W	49.51'
L2	N51°12'40"E	5.12'
L3	N38°47'20"W	50.00'
L4	N51°12'40"E	30.00'
L5	S38°47'20"E	50.00'
L6	S51°12'40"W	30.00'
L7	N51°12'40"E	5.14'
L8	N51°12'40"E	5.20'
L9	N38°47'20"W	14.00'
L10	N51°12'40"E	15.00'
L11	S38°47'20"E	14.00'
L12	S51°12'40"W	15.00'
L13	N51°12'40"E	5.20'

LEGEND

BOUNDARY LINE
ADJOINING LOT LINE
SECTION LINE
EASEMENT LINE
FOUND 1/2" REBAR
(UNLESS NOTED)
SET 1/2"x30" REBAR
W/ORANGE CAP #18646
FOUND CUT "X"
SET SECTION/QUARTER CORNER
FOUND SECTION/QUARTER CORNER
MEASURED
RECORD

NOTES:
1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS HEREON ARE BASED UPON IOWA STATE PLANE NAD 83 NORTH ZONE.
PROPRIETOR: TRUENORTH REAL ESTATE, L.C.
GPN: 14281-35007-00000



SURVEY PERFORMED:
DECEMBER, 2024

FLOOD CONTROL SYSTEM: REACH 2-
5TH AVE GATEWELL PROJECT
PROJECT NUMBER: 214087

DRAWN BY: BUY APPROVED BY: RRK
DATE: 03/10/25 SCALE: 1"=40'
FIELD BOOK #326

CEDAR RAPIDS
CITY OF PINE SHAWANO

CLIENT:

ANDERSON-BOGERT

SHEET NO.
1
OF
1



EAST SIDE FLOOD CONTROL SYSTEM



**FLOOD RISK MANAGEMENT PROJECT
EAST SIDE FLOOD CONTROL SYSTEM**





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: Purchases, contracts and agreements

Granting a Temporary Easement for Construction on 309, 313, 317, 321, 325 and 329 F Avenue NW, as requested by Interstate Power and Light Company. **(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: The City of Cedar Rapids has received a request from Interstate Power and Light Company (aka Alliant Energy) for a Temporary Easement for Construction on 309, 313, 317, 321, 325 and 329 F Avenue NW. This temporary easement will accommodate the installation of an underground electric line as part of Alliant's utility relocation at 301 F Avenue NW to accommodate the Cedar Crossing Casino project as well as establish facilities for the City's future development.

This temporary easement has been requested as a matter of expediency, so that Alliant can institute work prior to the time necessary to process a permanent easement. Subsequently, the City will be establishing a 5-foot Underground Electric Line Easement on 309, 313, 317, 321, 325 and 329 F Avenue NW.

This Temporary Easement for Construction shall terminate upon either: (1) the duration of a six-month period measured from the date of execution of this Easement; or (2) upon the completion of the City establishing a 5-foot Underground Electric Line Easement on 309, 313, 317, 321, 325 and 329 F Avenue NW and subsequent City Council approval, whichever occurs first.

Recommended Action: The Public Works Department recommends adopting the resolution authorizing execution of the Temporary Easement for Construction with Interstate Power and Light Company.

Alternative: Wait for the permanent easements to be considered for City Council approval.

Time Sensitivity: Normal

Resolution Date: May 13, 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 received a request from Interstate Power and Light Company (IPL) for a Temporary Easement for Construction to be granted to accommodate the installation of an underground electric line as part of IPL's utility relocation for 301 F Avenue NW to accommodate the Cedar Crossing Casino project and establish facilities for the City's future development on 309, 313, 317, 321, 325 and 329 F Avenue NW.

WHEREAS, the City of Cedar Rapids is the owner of the real property described as:

Lots 3 through 8, Block 12, "Brown's Second Addition" to the City of Cedar Rapids, Linn Co., Iowa

Also known as: 309, 313, 317, 321, 325 and 329 F Avenue NW

, and

WHEREAS, this Temporary Easement For Construction shall terminate upon either: (1) the duration of a six-month period measured from the date of execution of this Easement; or (2) upon the completion of the City establishing a 5-foot Underground Electric Line Easement for above-described parcels and subsequent City Council approval, whichever occurs first, and

WHEREAS, the Public Works Department recommends adopting the resolution authorizing execution of the Temporary Easement For Construction with Interstate Power and Light Company.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the associated Temporary Easement For Construction be conveyed and that the City Manager and City Clerk are hereby authorized to execute said easement.

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: Purchases, contracts and agreements

Granting a Temporary Staging Easement on a 3.27-acre property at 838 and 1010 1st Street NW for \$62,112, as requested by Ryan Companies US, Inc.

CIP/DID #TIF-0080-2023

Council Priority: Not applicable
EnvisionCR Goal: InvestCR Goal 4: Grow a sustainable, diverse economy by supporting businesses, fostering entrepreneurship, and targeting industry-specific growth.

Background: The City of Cedar Rapids has received a request from Ryan Companies US, Inc. for a Temporary Staging Easement on City-owned property at 838 and 1010 1st Street NW. This temporary easement will accommodate site logistics, laydown and staging areas as part of construction to accommodate the Cedar Crossing Casino project at 777 4th Street NW, Cedar Rapids, Iowa.

This Temporary Easement for Construction shall commence on May 13, 2025 and terminate on December 31, 2026. The fair market value of this property is \$419,340. The \$62,112 amount of the Temporary Staging Easement was calculated based on 10% per year of the property's fair market value. The 10% rate per year is the industry standard rate.

Recommended Action: The Public Works Department and Development Services recommend adopting the resolution authorizing execution of the Temporary Staging Easement with Ryan Companies US, Inc.

Alternative: None

Time Sensitivity: Normal

Resolution Date: May 13, 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 received a request from Ryan Companies US, Inc. for a Temporary Staging Easement to be granted to accommodate site logistics, laydown and staging areas as part of construction to accommodate the Cedar Crossing Casino project at 777 4th Street NW, Cedar Rapids, Iowa, and

WHEREAS, the City of Cedar Rapids is the owner of the real property described as:

Part of Parcel A and Parcel B, Plat of Survey No. #174 as recorded in Book 3013, Page 188, of the records of the Linn County, Iowa Recorder on January 31, 1994
(commonly referred to as 1010 1st Street NW)

AND

Lot 1 and the North 20 feet of Lot 2, Struve's First Addition to Cedar Rapids, Iowa
(commonly referred to as 838 1st Street NW)

, and

WHEREAS, this Temporary Staging Easement is for an 18.50-month term commencing on May 13, 2025, and terminating on December 31, 2026, valued at \$62,112 for use of the 3.27-acre easement area.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the associated Temporary Staging Easement be conveyed and that the City Manager and City Clerk are hereby authorized to execute said easement.

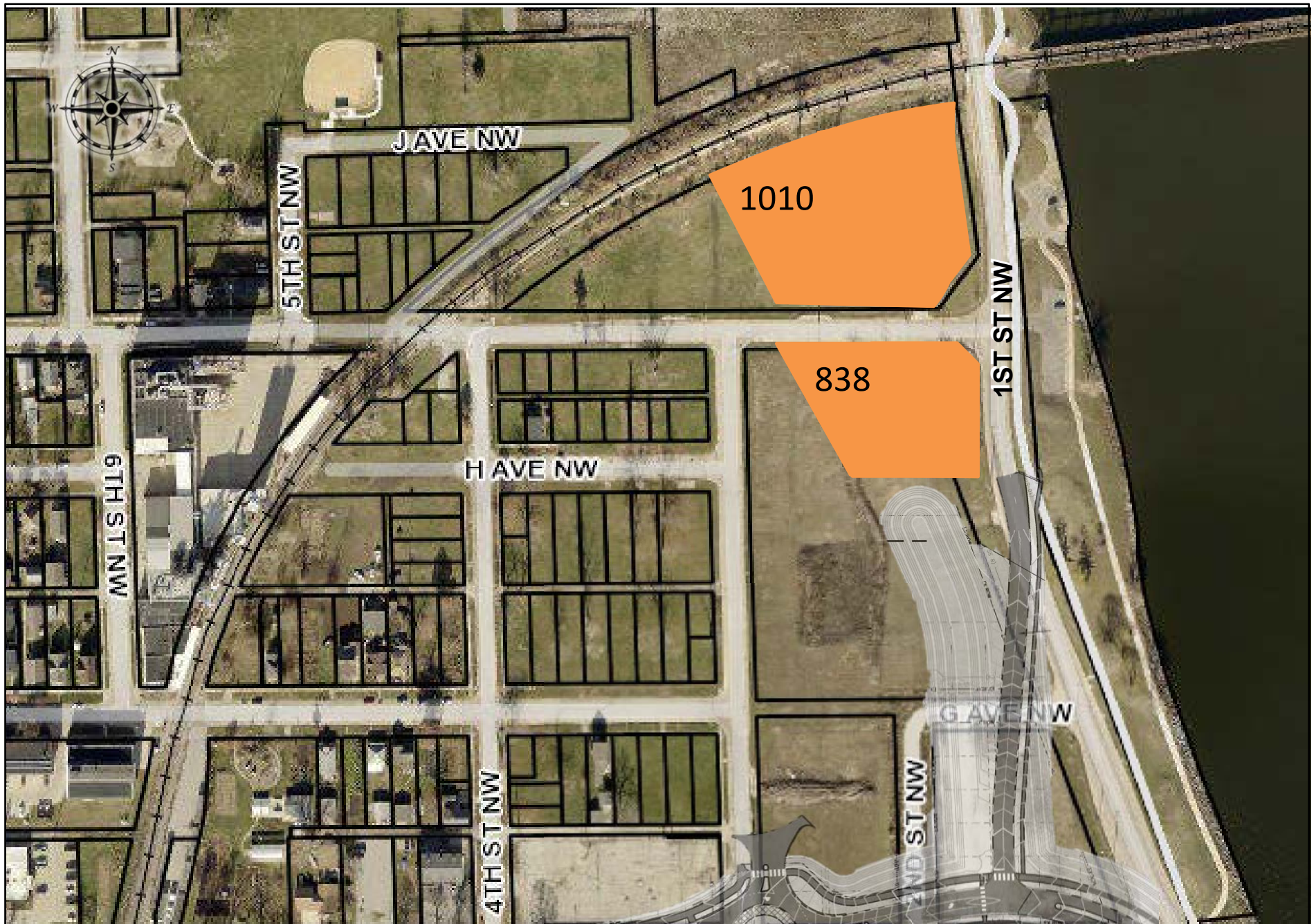
PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature





Council Agenda Item Cover Sheet

Submitting Department: City Attorney

Director Contact: Vanessa Chavez – v.chavez@cedar-rapids.org – (319) 286-5025

Description of Agenda Item: CONSENT AGENDA

Resolution approving and authorizing a Settlement & Release Agreement by and between all parties concerning any and all matter and claims alleged in the case known as Roy Grapes v. City of Cedar Rapids, Iowa Workers' Compensation Commissioner Claim Numbers 20005415.01, 21009519.01, 23006333.01 and 23700815.01.

CIP/DID #ATT000072

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: Roy Grapes sustained injuries on or about January 14, 2019, January 11, 2021, August 22, 2022 and October 26, 2022, during his course of employment with the City of Cedar Rapids. The parties have reached a settlement in regard to this matter, also referred to as Roy Grapes v. City of Cedar Rapids, Iowa Workers' Compensation Commissioner Claim Numbers 20005415.01, 21009519.01, 23006333.01 and 23700815.01.

Recommended Action: The City Council approves the resolution.

Alternative:

Time Sensitivity:

Resolution Date: May 13, 2025

Budget Information:

Local Preference Policy: Not applicable

Explanation: NA

Recommended by Council Committee: Not applicable

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, subject to approval by the City Council of the City of Cedar Rapids, Iowa, a settlement has been reached by and between all parties concerning any and all matters and claims alleged in the case known as Roy Grapes v. City of Cedar Rapids, Iowa Workers' Compensation Commissioner Claim Numbers 20005415.01, 21009519.01, 23006333.01 and 23700815.01, wherein the Claimant has made workers' compensation injury claims against the City for injuries sustained on or about January 14, 2019, January 11, 2021, August 22, 2022 and October 26, 2022.

WHEREAS, the agreements are made on condition that it is a settlement of uncertain claims, without the admission of any liability, and provides for total payment of \$125,000 (\$20,000, \$20,000, \$40,000 and \$45,000 respectively) in exchange for release and dismissal of any and all claims against the City of Cedar Rapids, and

WHEREAS, the Settlement and Release Agreement has been signed by Claimant and is in the best interests of the City,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Settlement and Release Agreement regarding Iowa Workers' Compensation Commissioner Claim Numbers 20005415.01, 21009519.01, 23006333.01 and 23700815.01 is approved and authorized.

BE IT FURTHER RESOLVED, the payment by the City of Cedar Rapids of a total of \$125,000 to RSH Legal Trust Account on behalf of Claimant, plus payment of the IME in the amount of \$6,091.67, and all previously authorized medical expenses through April 27, 2025 in Iowa Workers' Compensation Commissioner Numbers 20005415.01, 21009519.01, 23006333.01 and 23700815.01 in furtherance of said settlement is hereby approved and authorized.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: City Attorney

Director Contact: Vanessa Chavez – v.chavez@cedar-rapids.org – (319) 286-5025

Description of Agenda Item: CONSENT AGENDA

Resolution approving and authorizing a Settlement & Release Agreement by and between all parties concerning any and all matter and claims alleged in the case known as Ryan Rasmussen v. City of Cedar Rapids, Iowa Workers' Compensation Commissioner Claim Number 24700361.01.

CIP/DID #ATT000071

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: Ryan Rasmussen sustained injuries on or about May 9, 2022, during his course of employment with the City of Cedar Rapids. The parties have reached a settlement in regard to this matter, also referred to as Ryan Rasmussen v. City of Cedar Rapids, Iowa Workers' Compensation Commissioner Claim Number 24700361.01.

Recommended Action: The City Council approves the resolution.

Alternative:

Time Sensitivity:

Resolution Date: May 13, 2025

Budget Information:

Local Preference Policy: Not applicable

Explanation: NA

Recommended by Council Committee: Not applicable

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, subject to approval by the City Council of the City of Cedar Rapids, Iowa, a settlement has been reached by and between all parties concerning any and all matters and claims alleged in the case known as Ryan Rasmussen v. City of Cedar Rapids, Iowa Workers' Compensation Commissioner Claim Number 24700361.01, wherein the Claimant has made workers' compensation injury claims against the City for injuries sustained on or about May 9, 2022; and

WHEREAS, the agreement is made on condition that it is a settlement of uncertain claims, without the admission of any liability, and provides for payment of \$45,000 to Claimant in exchange for release and dismissal of any and all claims against the City of Cedar Rapids, and

WHEREAS, the Settlement and Release Agreement has been signed by Claimant and is in the best interests of the City,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Settlement and Release Agreement regarding Iowa Workers' Compensation Commissioner Claim 24700361.01 is approved and authorized.

BE IT FURTHER RESOLVED, the payment by the City of Cedar Rapids of a total of \$45,000.00 to RSH Legal on behalf of Claimant, reimbursement of the IME in the amount of \$4,040.00, and payment of a medical lien in the amount of \$11,515.17 in Iowa Workers' Compensation Commissioner Claim Number 23700594.01 in furtherance of said settlement is hereby approved and authorized.

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: Purchases, contracts and agreements

Resolution awarding and approving contract in the amount of \$244,400, bonds and insurance of Play-Pro Recreation for the Playground Equipment at Fox Trail Park project (estimated cost was \$245,000).

CIP/DID #PUR0325-246; 307272

Council Priority: Recreational and Cultural Amenities

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

Background:

A public hearing was held on April 8, 2025, for 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.

Purchasing Services publicly opened the bids on April 9, 2025, at 11:00 am CDT. Bids were received from two Contractors. The Parks and Recreation Department evaluated the bids and deemed Play-Pro Recreation to meet all specifications as listed in the bid according to the evaluation matrix. Total points available on the matrix was 700. Play-Pro Recreation scored highest with 615 points out of 700 available. The Parks and Recreation Department recommends award to Play-Pro Recreation as the overall lowest responsive and responsible bidder.

A contract will be issued to Play-Pro Recreation. The project is due to be completed by August 30, 2025.

Bid Results:

Company Name	Location	Price	Evaluation Score
Play-Pro Recreation	West Des Moines, IA	\$244,400.00	615
Cunningham Recreation	Charlotte, NC	\$244,620.08	580

The QA Questionnaire was received and accepted for this project.

Action/Recommendation: Public Hearing

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: May 13, 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, the City Council adopted a motion that directed the City to post Notice to Bidders and publish notice of a public hearing on the specifications, form of contract and cost estimate for the Playground Equipment at Fox Trail Park public improvement project (Contract No. PUR0325-246; 307272) for the City of Cedar Rapids, Iowa; and

WHEREAS, said Notice to Bidders was posted according to law and the Notice of a Public Hearing was published in the Cedar Rapids Gazette on March 29, 2025, pursuant to which a public hearing was held on April 8, 2025; and

WHEREAS, the following bids were received, opened and announced on April 9, 2025, by the City Purchasing Manager, or designee, and said officer has now reported the bids thereon to the City Council at its next meeting on April 22, 2025; and

Company Name	Location	Price	Evaluation Score
Play-Pro Recreation	West Des Moines, IA	\$244,400.00	615
Cunningham Recreation	Charlotte, NC	\$244,620.08	580

WHEREAS, the Parks and Recreation Department recommends award to Play-Pro Recreation as the Contractor with the highest evaluation matrix score of 615 out of 700.

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

1. The recitals contained hereinabove are found to be true and correct.
2. The previous delegation to the City Purchasing Manager, or designee, to receive, open and publicly announce the bids, and report the results thereof to the City Council at its next meeting is hereby ratified and approved;
3. Play-Pro Recreation is the lowest responsive, responsible bidder on said work and the City Purchasing Manager, or designee, has recommended that the City accept its Bid and award the contract to it;
4. Subject to approval of the Equal Employment Opportunity Officer and registration with the Department of Labor, the Bid of Play-Pro Recreation is hereby accepted, and the contract for this public improvement is hereby awarded to Play-Pro Recreation;
5. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements; and

BE IT FURTHER RESOLVED that upon execution by the City Manager and City Clerk, said contract is approved, subject to approval of the bond and insurance by the City of Cedar Rapids Risk Manager and filing of the same with the City of Cedar Rapids Finance Director.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



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, Finance Director and Jon Burmeister, PFM Financial Advisors

Description of Agenda Item: REGULAR AGENDA

- 1) Report on the receipt of bids for General Obligation Bonds, Series 2025A, Taxable General Obligation Bonds, Series 2025B and Water Revenue Bonds, Series 2025C. (Jon Burmeister, PFM Financial Advisors LLC).
 - a. Resolution directing sale of \$62,255,000 (subject to adjustment per terms of offering) General Obligation Bonds, Series 2025A.
 - b. Resolution directing sale of \$2,575,000 (subject to adjustment per terms of offering) General Obligation Bonds, Series 2025B.
 - c. Resolution directing sale of \$11,175,000 (subject to adjustment per terms of offering) Water Revenue Bonds, Series 2025C.

CIP/DID #FIN2024-13

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: Bids for Series 2025A, 2025B and 2025C Bonds were received at 9:00 AM this morning. Council action is required to direct the sale of these bonds.

Recommended Action: Staff recommends approval of the resolution.

Alternative: None

Time Sensitivity: High

Resolution Date: May 13, 2025

Budget Information: N/A

Local Preference Policy: Not applicable

Explanation: N/A

Recommended by Council Committee: Not applicable

Explanation: N/A

The City Clerk of the City of Cedar Rapids, State of Iowa, met at City Hall, 101 1st Street SE, Cedar Rapids, Iowa, at 9:00 A.M., on the date hereof, to open sealed bids received, access electronic bids and to refer the sale of the Bonds to the best and most favorable bidder for cash, subject to approval by the City Council at 12:00 P.M. (NOON) on the above date.

The following persons were present:

* * * * *

This being the time and place for the opening of bids for the sale of \$62,255,000 (Subject to Adjustment per Terms of Offering) General Obligation Bonds, Series 2025A, the meeting was opened for the receipt of bids for the Bonds. The following actions were taken:

1. Sealed bids were filed and listed in the minutes while unopened, as follows:

Name & Address of Bidders:

(Attach List of Bidders)

2. The City Clerk then declared the time for filing of sealed bids to be closed and that the sealed bids be opened. The sealed bids were opened and announced.
3. Electronic bids received were accessed and announced as follows:

Name & Address of Bidders:

(Attach List of Bidders)

4. The best bid was determined to be as follows:

Name & Address of Bidder: _____

True Interest Rate (as-bid): _____%

Net Interest Cost (as-bid): \$_____

In consultation with PFM Financial Advisors LLC, the City considered the adjustment of the aggregate principal amount of the Bonds and each scheduled maturity thereof in accordance with the Terms of Offering and the following actions were taken:

Final Par Amount as adjusted: \$_____

Purchase Price as adjusted: \$_____

All bids were then referred to the Council for action.

The City Council of the City of Cedar Rapids, State of Iowa, met in regular session, in the Council Chambers, City Hall, 101 1st Street SE, Cedar Rapids, Iowa, at 12:00 P.M. (NOON), on the date hereof. There were present Mayor Tiffany O'Donnell, in the chair, and the following named Council Members:

* * * * *

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION DIRECTING SALE OF \$62,255,000 (SUBJECT TO ADJUSTMENT
PER TERMS OF OFFERING) GENERAL OBLIGATION BONDS, SERIES 2025A

WHEREAS, bids have been received for the Bonds described as follows and the best bid received (with permitted adjustments, if any) is determined to be the following:

\$62,255,000 (SUBJECT TO ADJUSTMENT PER TERMS OF
OFFERING) GENERAL OBLIGATION BONDS, SERIES 2025A

Bidder: _____ of _____

The terms of award:

Final Par Amount as adjusted: \$ _____

Purchase Price as adjusted: \$ _____

True Interest Rate: _____%

Net Interest Cost: \$ _____

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

Section 1. That the bid for the Bonds as above set out is hereby determined to be the best and most favorable bid received and, the Bonds are hereby awarded as described above.

Section 2. That the statement of information for Bond bidders and the form of contract for the sale of the Bonds are hereby approved and the Mayor and Clerk are authorized to execute the same on behalf of the City.

Section 3. That the notice of the sale of the Bonds heretofore given and all acts of the Clerk done in furtherance of the sale of the Bonds are hereby ratified and approved.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

CERTIFICATE

STATE OF IOWA

$$\left. \begin{array}{l}) \\) \\) \end{array} \right\} \text{SS}$$

COUNTY OF LINN

I, the undersigned City Clerk of the City of Cedar Rapids, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 13th day of May, 2025.

Alissa Van Sloten, City Clerk,
City of Cedar Rapids, State of Iowa

(SEAL)

4928-3315-1291-1\10120-245

The City Clerk of the City of Cedar Rapids, State of Iowa, met at City Hall, 101 1st Street SE, Cedar Rapids, Iowa, at 9:00 A.M., on the date hereof, to open sealed bids received, access electronic bids and to refer the sale of the Bonds to the best and most favorable bidder for cash, subject to approval by the City Council at 12:00 P.M. (NOON) on the above date.

The following persons were present:

* * * * *

This being the time and place for the opening of bids for the sale of \$2,575,000 (Subject to Adjustment per Terms of Offering) Taxable General Obligation Bonds, Series 2025B, the meeting was opened for the receipt of bids for the Bonds. The following actions were taken:

1. Sealed bids were filed and listed in the minutes while unopened, as follows:

Name & Address of Bidders:

(Attach List of Bidders)

2. The City Clerk then declared the time for filing of sealed bids to be closed and that the sealed bids be opened. The sealed bids were opened and announced.
3. Electronic bids received were accessed and announced as follows:

Name & Address of Bidders:

(Attach List of Bidders)

4. The best bid was determined to be as follows:

Name & Address of Bidder: _____

True Interest Rate (as-bid): _____%

Net Interest Cost (as-bid): \$_____

In consultation with PFM Financial Advisors LLC, the City considered the adjustment of the aggregate principal amount of the Bonds and each scheduled maturity thereof in accordance with the Terms of Offering and the following actions were taken:

Final Par Amount as adjusted: \$_____

Purchase Price as adjusted: \$_____

All bids were then referred to the Council for action.

The City Council of the City of Cedar Rapids, State of Iowa, met in regular session, in the Council Chambers, City Hall, 101 1st Street SE, Cedar Rapids, Iowa, at 12:00 P.M. (NOON), on the date hereof. There were present Mayor Tiffany O'Donnell, in the chair, and the following named Council Members:

* * * * *

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION DIRECTING SALE OF \$2,575,000 (SUBJECT TO ADJUSTMENT PER
TERMS OF OFFERING) TAXABLE GENERAL OBLIGATION BONDS, SERIES 2025B

WHEREAS, bids have been received for the Bonds described as follows and the best bid received (with permitted adjustments, if any) is determined to be the following:

\$2,575,000 (SUBJECT TO ADJUSTMENT PER TERMS OF
OFFERING) TAXABLE GENERAL OBLIGATION BONDS, SERIES
2025B

Bidder: _____ of _____

The terms of award:

Final Par Amount as adjusted: \$ _____

Purchase Price as adjusted: \$ _____

True Interest Rate: _____ %

Net Interest Cost: \$ _____

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

Section 1. That the bid for the Bonds as above set out is hereby determined to be the best and most favorable bid received and, the Bonds are hereby awarded as described above.

Section 2. That the statement of information for Bond bidders and the form of contract for the sale of the Bonds are hereby approved and the Mayor and Clerk are authorized to execute the same on behalf of the City.

Section 3. That the notice of the sale of the Bonds heretofore given and all acts of the Clerk done in furtherance of the sale of the Bonds are hereby ratified and approved.

PASSED_DAY_TAG
LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA)
) SS
COUNTY OF LINN)

WITNESS my hand and the seal of the Council hereto affixed this 13th day of May, 2025.

Alissa Van Sloten, City Clerk,
City of Cedar Rapids, State of Iowa

4931-2550-7387-1\10120-249

The City Clerk of the City of Cedar Rapids, State of Iowa, met at City Hall, 101 1st Street SE, Cedar Rapids, Iowa, at 9:00 A.M., on the date hereof, to open sealed bids received, access electronic bids and to refer the sale of the Bonds to the best and most favorable bidder for cash, subject to approval by the City Council at 12:00 P.M. (NOON) on the above date.

The following persons were present:

* * * * *

This being the time and place for the opening of bids for the sale of \$11,175,000 (Subject to Adjustment per Terms of Offering) Water Revenue Bonds, Series 2025C, the meeting was opened for the receipt of bids for the Bonds. The following actions were taken:

1. Sealed bids were filed and listed in the minutes while unopened, as follows:

Name & Address of Bidders:

(Attach List of Bidders)

2. The City Clerk then declared the time for filing of sealed bids to be closed and that the sealed bids be opened. The sealed bids were opened and announced.
3. Electronic bids received were accessed and announced as follows:

Name & Address of Bidders:

(Attach List of Bidders)

4. The best bid was determined to be as follows:

Name & Address of Bidder: _____

True Interest Rate (as-bid): _____%

Net Interest Cost (as-bid): \$_____

In consultation with PFM Financial Advisors LLC, the City considered the adjustment of the aggregate principal amount of the Bonds and each scheduled maturity thereof in accordance with the Terms of Offering and the following actions were taken:

Final Par Amount as adjusted: \$_____

Purchase Price as adjusted: \$_____

All bids were then referred to the Council for action.

The City Council of the City of Cedar Rapids, State of Iowa, met in regular session, in the Council Chambers, City Hall, 101 1st Street SE, Cedar Rapids, Iowa, at 12:00 P.M. (NOON), on the date hereof. There were present Mayor Tiffany O'Donnell, in the chair, and the following named Council Members:

* * * * *

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION DIRECTING SALE OF \$11,175,000 (SUBJECT TO ADJUSTMENT
PER TERMS OF OFFERING) WATER REVENUE BONDS, SERIES 2025C

WHEREAS, bids have been received for the Bonds described as follows and the best bid received (with permitted adjustments, if any) is determined to be the following:

\$11,175,000 (SUBJECT TO ADJUSTMENT PER TERMS OF
OFFERING) WATER REVENUE BONDS, SERIES 2025C

Bidder: _____ of _____

The terms of award:

Final Par Amount as adjusted: \$ _____

Purchase Price as adjusted: \$ _____

True Interest Rate: _____%

Net Interest Cost: \$ _____

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

Section 1. That the bid for the Bonds as above set out is hereby determined to be the best and most favorable bid received and, the Bonds are hereby awarded as described above.

Section 2. That the statement of information for Bond bidders and the form of contract for the sale of the Bonds are hereby approved and the Mayor and Clerk are authorized to execute the same on behalf of the City.

Section 3. That the notice of the sale of the Bonds heretofore given and all acts of the Clerk done in furtherance of the sale of the Bonds are hereby ratified and approved.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

CERTIFICATE

STATE OF IOWA

$$\left. \begin{array}{l}) \\) \\) \end{array} \right\} \text{SS}$$

COUNTY OF LINN

I, the undersigned City Clerk of the City of Cedar Rapids, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 13th day of May, 2025.

Alissa Van Sloten, City Clerk,
City of Cedar Rapids, State of Iowa

(SEAL)

4906-3009-3115-1\10120-250



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: REGULAR AGENDA

Report on bids and resolution awarding and approving contract in the amount of \$1,019,947.91, bond and insurance of E & F Paving Co., LLC for the Walford Road from 6th Street SW to 1,350 Feet West project (estimated cost is \$1,570,000). (Ken DeKeyser, PE) **(Council Priority)**.
CIP/DID #301919-02

Council Priority: Business-Friendly

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

Background:

Twelve bids were received:

E & F Paving Co., LLC, Cedar Rapids	\$1,019,947.91
Rathje Construction Co., Marion	\$1,054,460.11
Boomerang Corp., Anamosa	\$1,057,452.27
Metro Pavers, Inc., Iowa City	\$1,059,525.06
Midwest Concrete Inc., Peosta	\$1,086,233.71
Pirc-Tobin Construction Inc., Alburnett	\$1,088,425.11
Peterson Contractors, Inc., Reinbeck	\$1,092,145.81
Connolly Construction, Inc., Peosta	\$1,160,786.40
Shift Companies, LLC, Cedar Rapids	\$1,163,934.00
Eastern Iowa Excavating & Concrete, LLC, Cascade	\$1,197,291.13
All American Concrete, Inc., West Liberty	\$1,216,551.90
BWC Excavating, LC, Solon	\$1,411,410.90

E & F Paving Co., LLC submitted the lowest of the bids received on April 30, 2025, for the Walford Road from 6th Street SW to 1,350 Feet West project. The bid is within the approved budget. Construction work is expected to begin this summer and anticipated to be completed within 85 working days.

Recommended Action: The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$1,019,947.91, bond and insurance of E & F Paving Co., LLC for Walford Road from 6th Street SW to 1,350 Feet West 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 30, 2025 may require re-bidding and affect the construction schedule for the improvements.

Resolution Date: May 13, 2025

Budget Information: 301/301000/301919, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA



April 30, 2025

City Council
City of Cedar Rapids

RE: Report on bids as read for the Walford Road from 6th Street SW to 1,350 Feet West,
Contract Number 301919-02

Dear City Council:

Bids were received on April 30, 2025, for the Walford Road from 6th Street SW to 1,350 Feet West project as follows:

E&F Paving Co., LLC, Cedar Rapids, IA	\$1,019,947.91
Rathje Construction Co., Marion, IA	\$1,054,460.11
Boomerang Corp., Anamosa, IA	\$1,057,452.27
Metro Pavers, Inc., Iowa City, IA	\$1,059,525.06
Midwest Concrete Inc., Peosta, IA	\$1,086,233.71
Pirc-Tobin Construction Inc., Alburnett, IA	\$1,088,425.11
Peterson Contractors, Inc., Reinbeck, IA	\$1,092,145.81
Connolly Construction Inc., Peosta, IA	\$1,160,786.40
Shift Companies, LLC, Cedar Rapids, IA	\$1,163,934.00
Eastern Iowa Excavating & Concrete, LLC	\$1,197,291.13
All American Concrete, Inc., West Liberty, IA	\$1,216,551.90
BWC Excavating, LC, Solon, IA,	\$1,411,410.90

The engineers cost opinion for this work is \$1,570,000. 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 cursive script that reads "Ricky Kluesner".

Bid Opener
Title

Initials

cc: Brenna Fall, Public Works Director
Ken DeKeyser, PE, PTOE, CFM, City Engineer

Public Works Department
500 15th Avenue S.W. – Cedar Rapids, Iowa 52404-2631 – (319) 286-5778 – Fax (319) 774-5653

RESOLUTION NO. LEG_NUM_TAG

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on April 8, 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 Walford Road from 6th Street SW to 1,350 Feet West project (Contract No. 301919-02) 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 April 12, 2025, pursuant to which a public hearing was held on April 22, 2025, and

WHEREAS, the following bids were received, opened and announced on April 30, 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 May 13, 2025:

E & F Paving Co., LLC, Cedar Rapids	\$1,019,947.91
Rathje Construction Co., Marion	\$1,054,460.11
Boomerang Corp., Anamosa	\$1,057,452.27
Metro Pavers, Inc., Iowa City	\$1,059,525.06
Midwest Concrete Inc., Peosta	\$1,086,233.71
Pirc-Tobin Construction Inc., Alburnett	\$1,088,425.11
Peterson Contractors, Inc., Reinbeck	\$1,092,145.81
Connolly Construction, Inc., Peosta	\$1,160,786.40
Shift Companies, LLC, Cedar Rapids	\$1,163,934.00
Eastern Iowa Excavating & Concrete, LLC, Cascade	\$1,197,291.13
All American Concrete, Inc., West Liberty	\$1,216,551.90
BWC Excavating, LC, Solon	\$1,411,410.90

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. E & F Paving Co., 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 E & F Paving Co., LLC is hereby accepted and the contract for this public improvement is hereby awarded to E & F Paving Co., 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

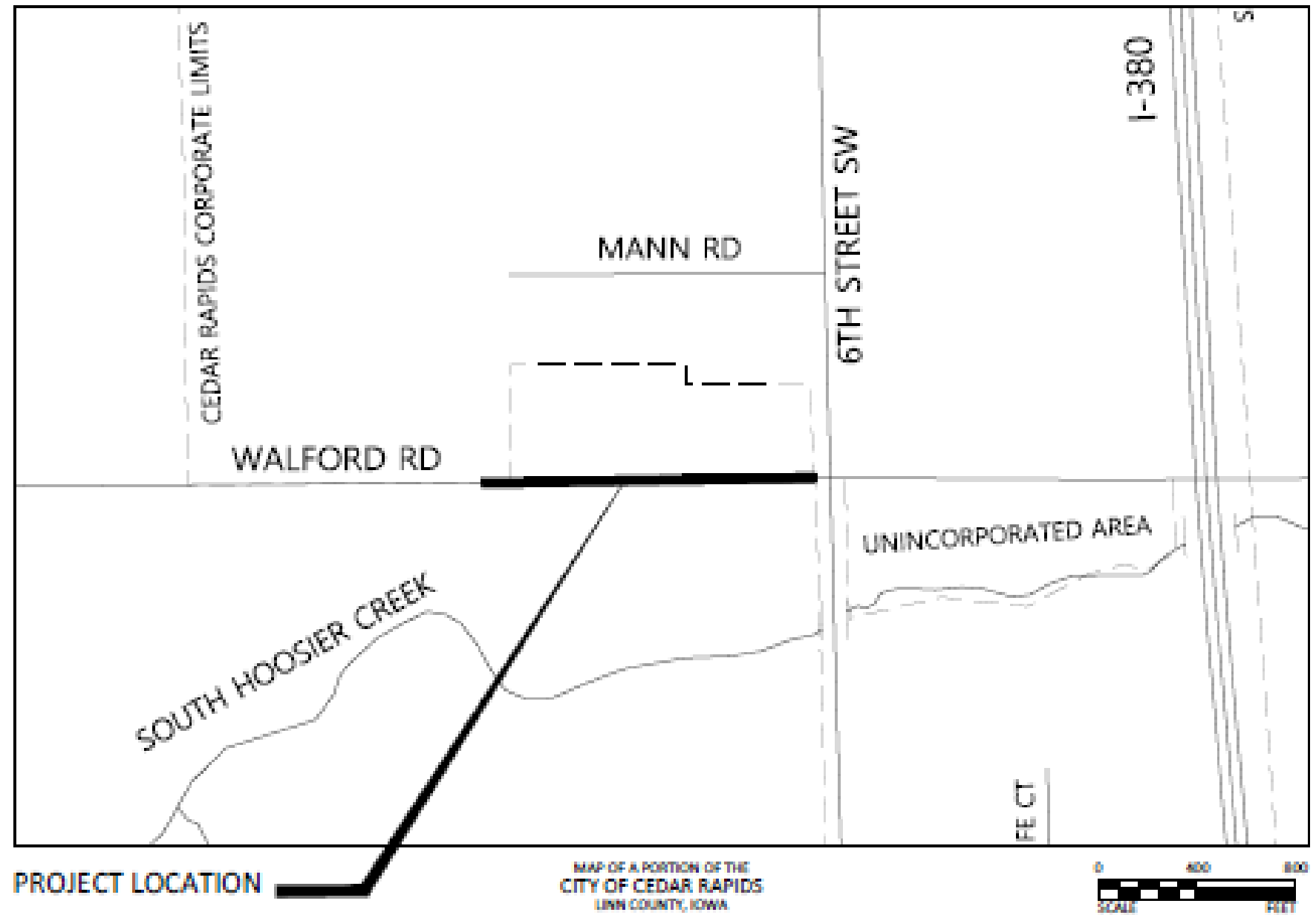
LEG_PASSED_FAILED_TAG

MayorSignature

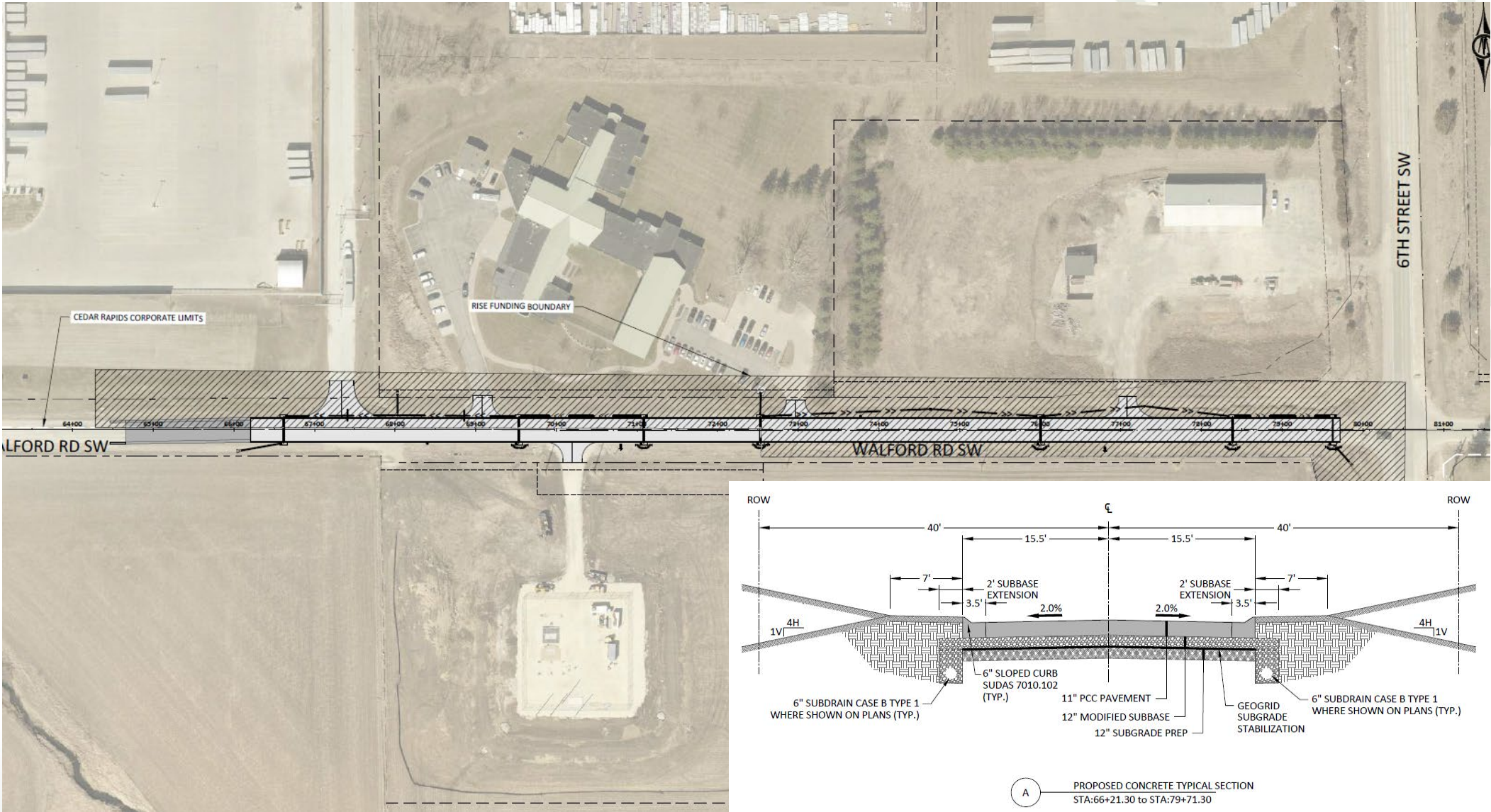
Attest:

ClerkSignature

Location



Construction





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: REGULAR AGENDA
 Report on bids and resolution awarding and approving contract in the amount of \$202,817.00, bond and insurance of Eastern Iowa Excavating & Concrete, LLC for the 60th Avenue SW At-Grade Railroad Crossing Improvements project (estimated cost is \$200,000). (Ben Worrell, PE). CIP/DID #3018043-01

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

Background:

Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$202,817.00
Pirc-Tobin Construction Inc., Alburnett, IA	\$235,452.85
All American Concrete, Inc., West Liberty, IA	\$239,117.50
Midwest Concrete Inc., Peosta, IA	\$252,771.70
Boomerang Corp, Anamosa, IA	\$287,754.50

Eastern Iowa Excavating & Concrete, LLC submitted the lowest of the bids received on April 23, 2025, for the 60th Avenue SW At-Grade Railroad Crossing Improvements project. The bid is within the approved budget. Construction work is expected to begin this summer and anticipated to be completed within 12 working days.

Recommended Action: The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$202,817.00, bond and insurance of Eastern Iowa Excavating & Concrete, LLC for 60th Avenue SW At-Grade Railroad Crossing Improvements 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 23, 2025 may require re-bidding and affect the construction schedule for the improvements.

Resolution Date: May 13, 2025

Budget Information: 301/301000/3018043, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA



April 23, 2025

City Council
City of Cedar Rapids

RE: Report on bids as read for the 60th Avenue SW At-Grade Railroad Crossing Improvements,
Contract Number 3018043-01

Dear City Council:

Bids were received on April 23, 2025 for the 60th Avenue SW At-Grade Railroad Crossing Improvements project as follows:

Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$202,817.00
Pirc-Tobin Construction Inc., Alburnett, IA	\$235,452.85
All American Concrete, Inc., West Liberty, IA	\$239,117.50
Midwest Concrete Inc., Peosta, IA	\$252,771.70
Boomerang Corp., Anamosa, IA	\$287,754.50

The engineers cost opinion for this work is \$200,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

Sincerely,

THE CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT

A handwritten signature in black ink, appearing to read "Keith Abkes".

Keith Abkes, PE
Project Engineer II

KA/shh

cc: Brenna Fall, Public Works Director
Ken DeKeyser, PE, PTOE, CFM, City Engineer

RESOLUTION NO. LEG_NUM_TAG

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on April 8, 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 60th Avenue SW At-Grade Railroad Crossing Improvements project (Contract No. 3018043-01) 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 April 12, 2025, pursuant to which a public hearing was held on April 22, 2025, and

WHEREAS, the following bids were received, opened and announced on April 23, 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 May 13, 2025:

Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$202,817.00
Pirc-Tobin Construction Inc., Alburnett, IA	\$235,452.85
All American Concrete, Inc., West Liberty, IA	\$239,117.50
Midwest Concrete Inc., Peosta, IA	\$252,771.70
Boomerang Corp, Anamosa, IA	\$287,754.50

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. 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



Cadd File Name: W:\PROJECTS\GP\301\3018043 60th Ave RR Crossing Improvements\3018043 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: REGULAR AGENDA

Report on bids for the Water Pollution Control Feeder Main Extension project (estimated cost was \$3,450,000).

- a. Resolution awarding and approving contract in the amount of \$2,357,796.50, bond, and insurance to Boomerang Corp for the Water Pollution Control Feeder Main Extension project.

CIP/DID #2024040-02

Council Priority: Strengthen and Stabilize Neighborhoods

EnvisionCR Goal: 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 Road SE from Mt. Vernon Road SE to the planned expansion at the WPC facility to support future water demands and provide sufficient fire protection to the site.

A public hearing was held on April 8, 2025. Bids were opened and publicly announced on April 23, 2025. Four bids were received as detailed in the following table:

Bidder	Location	Bid Total
Boomerang Corp.	Anamosa	\$2,357,796.50
Pirc-Tobin Construction Inc.	Alburnett	\$2,429,352.34
Maxwell Construction	Iowa City	\$3,197,660.84
Tschiggfrie Excavating Co.	Dubuque	\$3,393,114.10

The engineer's opinion of probable cost for the construction project was \$3,450,000.00.

Recommended Action: The Utilities Department staff recommend awarding the contract for the Water Pollution Control Feeder Main Extension project to Boomerang Corp. in the amount of \$2,357,796.50.

Alternative: Council may reject bids and direct for the project to be re-bid.

Time Sensitivity: Action needed on May 13, 2025

Resolution Date: May 13, 2025

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

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on March 25, 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 Water Pollution Control Feeder Main Extension project (Contract No. 2024040-02) 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 March 29, 2025 pursuant to which a public hearing was held on April 8, 2025, and

WHEREAS, the following bids were received on April 23, 2025, and reported on by the Utilities Director, or designee, and said officer has now reported the results of the bidding and made recommendations thereon to the City Council on May 13, 2025:

Bidder	Location	Bid Total
Boomerang Corp.	Anamosa	\$2,357,796.50
Pirc-Tobin Construction Inc.	Alburnett	\$2,429,352.34
Maxwell Construction	Iowa City	\$3,197,660.84
Tschiggfrie Excavating Co.	Dubuque	\$3,393,114.10

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. Boomerang Corp 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 Boomerang Corp is hereby accepted, and the contract for the public improvement is hereby awarded to Boomerang Corp;
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: Purchasing

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

Presenter at Meeting: Jason Stancliffe

Description of Agenda Item: REGULAR AGENDA

Report on bids for the Replace Third Floor Roof at the Downtown Library project (estimated cost is \$295,000) (Jason Stancliffe).

- a. Resolution awarding the bid and approving contract in the amount of \$217,702, bond and insurance of T&K Roofing Company for the Replace Third Floor Roof at the Downtown Library project.

CIP/DID #PUR0325-253; 316757

Council Priority: Not applicable
EnvisionCR Goal: Routine business - EnvisionCR does not apply

Background: A public hearing was held April 22, 2025, for the Replace Third Floor at the Downtown Library project. This project is to replace the roof at the downtown library for the Facilities Maintenance Services Division.

Purchasing Services publicly opened bids on April 23, 2025, at 11:00 am CDT. Bids were received from three Contractors. The Cedar Rapids Facilities Maintenance Services Division recommends award to T&K Roofing Company as the overall lowest responsive and responsible bidder.

A contract will be issued to T&K Roofing Company. The project is due to be completed by September 30, 2025.

Bid Results:

Company Name	Location	Price
T&K Roofing Company	Ely, IA	\$217,702
Dryspace, Inc.	Cedar Rapids, IA	\$400,493
Advance Builders Corp.	Cedar Rapids, IA	\$407,000

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

Alternative:

Time Sensitivity: Medium

Resolution Date: May 13, 2025

Budget Information: 316757

Local Preference Policy: Not applicable

Explanation: Public Improvement Project

Recommended by Council Committee: Not applicable

Explanation:



May 1, 2025

TO: City Council, City of Cedar Rapids

RE: Report on bids as read for Replace Third Floor Roof at the Downtown Library, RFB #PUR0325-253; 316757

Bids were received and opened at 11:00 am CDT on April 23, 2025, for the Replace Third Floor Roof at the Downtown Library project. This project is to replace the roof at the downtown library for the Facilities Maintenance Services Division.

Funding for this project is 316757.

Three bids were received on April 23, 2025. The bids have been carefully reviewed and it is recommended that the contract be awarded to T&K Roofing Company as the overall lowest responsive and responsible bidder. The cost of this project is \$217,702.

Company Name	Location	Price
T&K Roofing Company	Ely, IA	\$217,702
Dryspace, Inc.	Cedar Rapids, IA	\$400,493
Advance Builders Corp.	Cedar Rapids, IA	\$407,000

Sincerely,

Ann Baker
Ann Baker
Purchasing Agent, I

cc: Jason Stancliffe

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on April 8, 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 Replace Third Floor Roof at the Downtown Library project (Contract No. PUR0325-253;316757) for the City of Cedar Rapids, Iowa; and

WHEREAS, said Notice to Bidders was posted according to law and the Notice of a Public Hearing was published in the Cedar Rapids Gazette on April 12, 2025, pursuant to which a public hearing was held on April 22, 2025; and

WHEREAS, the following bids were received, opened and announced on April 23, 2025 by the City Purchasing Manager, or designee, and said officer has now reported the bids thereon to the City Council at its next meeting on May 13, 2025; and

Company Name	Location	Price
T&K Roofing Company	Ely, IA	\$217,702
Dryspace, Inc.	Cedar Rapids, IA	\$400,493
Advance Builders Corp.	Cedar Rapids, IA	\$407,000

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

1. The recitals contained hereinabove are found to be true and correct.
2. The previous delegation to the City Purchasing Manager, or designee, to receive, open and publicly announce the bids, and report the results thereof to the City Council at its next meeting is hereby ratified and approved;
3. T&K Roofing Company is the lowest responsive, responsible bidder on said work and the City Purchasing Manager, or designee, has recommended that the City accept its Bid and award the contract to it;
4. Subject to approval of the Equal Employment Opportunity Officer and registration with the Department of Labor, the Bid of T&K Roofing Company is hereby accepted, and the contract for this public improvement is hereby awarded to T&K Roofing Company;
5. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements; and

BE IT FURTHER RESOLVED that upon execution by the City Manager and City Clerk, said contract is approved, subject to approval of the bond and insurance by the City of Cedar Rapids Risk Manager and filing of the same with the City of Cedar Rapids Finance Director.

PASSED_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: REGULAR AGENDA

Resolution of Support and authorizing local match funds for an application by Stone Creek Apartments, LLC to the Iowa Economic Development Authority for Workforce Housing tax Credits at 3445 and 3355 Stone Creek Circle SW (Scott Mather) (**Council Priority/Business Friendly**). CIP/DID #URTE-0060-2025

Council Priority: Business-Friendly
EnvisionCR Goal: StrengthenCR Goal 3: Adopt policies that create choices in housing types and prices throughout the City.

Background: The Resolution provides support for a Workforce Housing Tax Credits (WHTC) application by Stone Creek Apartments, LLC for a housing project at 3445 and 3355 Stone Creek Circle SW. The estimated project cost is \$14.5 million. The project is seeking funding through the Workforce Housing Tax Credit Program administered by the Iowa Economic Development Authority, including a provision of local match.

The following is a summary of the proposed project:

- + Minimum Investment: \$14.5 million
- + Minimum Improvements
 - o Two (2) 3-Story apartment buildings with 46 units in each (92 total units)
 - o Mix of 1 and 2-bedroom units
- + Construction: Commencement October 2025; Completion April 2027
- + Incentive: The standard incentive provides a 10-year, 100% exemption of the increased value generated by the project. Based on the investment and estimated post-development value, the project is expected to generate \$2 million in total taxes over a 10-year period, of which \$1.2 million would be exempted.

If the project is awarded Workforce Housing Tax Credits for Iowa Economic Development Authority, the public process to establish an Urban Revitalization Area will follow.

Recommended Action: City staff recommends approving the Resolution

Alternative: NA

Time Sensitivity: NA

Resolution Date: May 13, 2025

Budget Information: NA

Local Preference Policy: Not applicable
Explanation:

Recommended by Council Committee: Not applicable
Explanation:

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION OF SUPPORT FOR AN APPLICATION BY STONE CREEK
APARTMENTS, LLC FOR AN APPLICATION FOR WORKFORCE HOUSING
TAX CREDITS THROUGH THE IOWA ECONOMIC DEVELOPMENT AUTHORITY
FOR A REDEVELOPMENT AT 3445 AND 3355 STONE CREEK CIRCLE SW

WHEREAS, Stone Creek Apartments, LLC (the “Developer”) is proposing to undertake a housing redevelopment project at 3445 and 3355 Stone Creek Circle SW (the “Property”) and is applying for Workforce Housing Tax Credit (“WHTC”) funds through the Iowa Economic Development Authority (IEDA); and

WHEREAS, the project consists of the construction of two (2) 3-story apartment complexes with 46 units each (92 total units), with an estimated \$14.5 million in private investment (the “Project”); and

WHEREAS, the WHTC Program requires the City to provide local match of not less than \$1,000 per dwelling unit associated with the Project, which local match can be satisfied through a property tax exemption or rebate; and

WHEREAS, the City Council has established economic development programs which guide the use of financial assistance and aid in achieving the economic development objectives of the City contained in EnvisionCR, the City’s comprehensive plan, as well as the Economic Development Strategic Plan; and

WHEREAS, the Project qualifies for the City’s Local Match – Economic Development Program which provides a 10-year, 100% exemption of the increased value generated by the project. Based on the investment and estimated post-development value, the project is expected to generate \$2 million in total taxes over a 10-year period, of which \$1.2 million would be exempted (the “City Incentive”); and

WHEREAS, the City Incentive as authorized by this Resolution meets the requisite match requirement as required by the WHTC program.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Council hereby expresses its support of an application on behalf of the Developer to IEDA for WHTC funds and providing local match funds under the Local Match – Economic Development Program as provided for herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

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

Presenter at Meeting: Abhi Deshpande and Roy Hesemann

Description of Agenda Item: ORDINANCES – Second and possible Third Readings
 Ordinance 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

Council Priority: Not applicable
EnvisionCR Goal: 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.

The Ordinance will be amended by repealing certain sections of Chapter 12 of the Cedar Rapids Municipal Code and new sections will be enacted, as a substitute in lieu, 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:
 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: Approval needed before July 1, 2025 when Ordinance takes effect.

Resolution Date: May 13, 2025

Budget Information: Not Applicable

Local Preference Policy: Not applicable
Explanation: N/A

Recommended by Council Committee: Not applicable
Explanation: N/A

ORDINANCE NO. LEG_NUM_TAG

AN ORDINANCE AMENDING CHAPTER 12 OF THE MUNICIPAL CODE OF THE
CITY OF CEDAR RAPIDS, IOWA, ESTABLISHING WATER SERVICE RATES

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

Section 1. That Section 12.28(a) of Chapter 12 of the Cedar Rapids Municipal Code is amended as follows (deletion indicated by ~~strike through~~, insertion indicated by underline):

12.28 WATER RATES.

- (a) The rates assessed for the provision of water service shall be comprised of a daily service charge in accordance with the size of the water service meter and a volumetric charge for the water furnished. The volumetric charge for consumption July 1, 2024 2025 or after shall be at the following rates:

First	25,000 Cu. Ft. per Month	\$3.0199 <u>\$3.1709</u> Per 100 Cu. Ft.
Next	75,000 Cu. Ft. per Month	\$2.8602 <u>\$3.0032</u> Per 100 Cu. Ft.
Next	900,000 Cu. Ft. per Month	\$2.4221 <u>\$2.5432</u> Per 100 Cu. Ft.
All Over	1,000,000 Cu. Ft. per Month	\$1.1280 <u>\$1.1506</u> Per 100 Cu. Ft.

Accounts will be assessed a daily service charge for each water service meter based on the size of the water service meter in accordance with the following schedule. Minimum volumetric and total minimum charges shall also apply when volumetric charges at the above rates do not equal or exceed amounts as follows:

SIZE OF METER	DAILY SERVICE CHARGE	MINIMUM DAILY VOLUMETRIC CHARGE	TOTAL MINIMUM DAILY CHARGE	TOTAL MINIMUM CHARGE ON A MONTHLY BASIS
5/8 Inch	\$0.5818 <u>\$0.6110</u>	\$ 0.0000	\$ 0.5818 <u>\$0.6110</u>	\$ 17.70 <u>\$18.58</u>
3/4 Inch	\$0.9185 <u>\$0.9644</u>	\$ 0.0000	\$ 0.9185 <u>\$0.9644</u>	\$ 27.94 <u>\$29.33</u>
1 Inch	\$1.0870 <u>\$1.1414</u>	\$ 0.0000	\$ 1.0870 <u>\$1.1414</u>	\$ 33.06 <u>\$34.72</u>
1½ Inch	\$1.2053 <u>\$1.2656</u>	\$ 1.5886 <u>\$1.6680</u>	\$ 2.7939 <u>\$2.9336</u>	\$84.98 <u>\$89.24</u>
2 Inches	\$1.3177 <u>\$1.4363</u>	\$ 2.3828 <u>\$2.5020</u>	\$ 3.7005 <u>\$3.9383</u>	\$ 112.56 <u>\$119.79</u>
3 Inches	\$2.2982 <u>\$2.6429</u>	\$ 5.6592 <u>\$5.9422</u>	\$ 7.9574 <u>\$8.5851</u>	\$ 242.03 <u>\$261.13</u>
4 Inches	\$6.6465 <u>\$7.2447</u>	\$ 11.0206 <u>\$11.5716</u>	\$17.6671 <u>\$18.8163</u>	\$ 537.37 <u>\$572.33</u>
6 Inches	\$8.3786 <u>\$9.1327</u>	\$ 24.5232 <u>\$25.7494</u>	\$32.9018 <u>\$34.8821</u>	\$1,000.76 <u>\$1,061.00</u>
8 Inches	\$12.4266 <u>\$13.5450</u>	\$ 48.6117 <u>\$51.0422</u>	\$61.0383 <u>\$64.5872</u>	\$1,856.59 <u>\$1,964.52</u>
10 Inches	\$17.0585 <u>\$18.5938</u>	\$ 79.9250 <u>\$83.9211</u>	\$96.9835 <u>\$102.5149</u>	\$2,949.91 <u>\$3,118.16</u>
12 Inches	\$23.4225 <u>\$25.5305</u>	\$ 117.0061 <u>122.8562</u>	\$140.4286 <u>\$148.3867</u>	\$4,271.37 <u>\$4,513.43</u>

The daily service charge does not apply to the separate lawn or irrigation meter. No sanitary sewer charges shall be charged to the lawn or irrigation meter registering water usage that does not enter the sanitary sewer system.

Fire lines will be assessed a daily service charge for each water service line based on the service line size in accordance with the following schedule. Any water furnished and measured by the detector meter will be charged based on the calculated usage in relation to the actual service line size. Minimum volumetric and total minimum charges shall also apply when volumetric charges at the above rates do not equal or exceed amounts as follows:

SIZE OF SERVICE LINE	DAILY SERVICE CHARGE	MINIMUM DAILY VOLUMETRIC CHARGE	TOTAL MINIMUM DAILY CHARGE	TOTAL MINIMUM CHARGE ON A MONTHLY BASIS
5/8 Inch	\$0.0724 \$0.0762	\$ 0.00	\$ 0.0724 \$0.0762	\$ 2.20 \$2.32
3/4 Inch	\$0.0724 \$0.0762	\$ 0.00	\$ 0.0724 \$0.0762	\$ 2.20 \$2.32
1 Inch	\$0.1081 \$0.1136	\$ 0.00	\$ 0.1081 \$0.1136	\$ 3.29 \$3.46
1½ Inch	\$0.2336 \$0.2454	\$ 0.00	\$ 0.2336 \$0.2454	\$ 7.11 \$7.46
2 Inches	\$0.3768 \$0.3958	\$ 0.00	\$ 0.3768 \$0.3958	\$ 11.46 \$12.04
3 Inches	\$0.7532 \$0.7910	\$ 0.00	\$ 0.7532 \$0.7910	\$ 22.91 \$24.06
4 Inches	\$1.5062 \$1.5816	\$ 0.00	\$ 1.5062 \$1.5816	\$ 45.81 \$48.11
6 Inches	\$3.0304 \$3.1820	\$ 0.00	\$ 3.0304 \$3.1820	\$ 92.17 \$96.79
8 Inches	\$4.5365 \$4.7634	\$ 0.00	\$ 4.5365 \$4.7634	\$ 137.99 \$144.89
10 Inches	\$7.5673 \$7.9458	\$ 0.00	\$ 7.5673 \$7.9458	\$ 230.17 \$241.68
12 Inches	\$12.6238 \$13.2550	\$ 0.00	\$12.6238 \$13.2550	\$ 383.97 \$403.17

Section 2. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of this Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof other than that provision affected by such decision.

Section 3. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

Section 4. The changes as provided in this Ordinance shall be made a part of the replacement pages of the Cedar Rapids Municipal Code and made a part of said Code as provided by law.

Section 5. That the changes set forth in Section 1. of this Ordinance shall be in full force and effect on July 1, 2025, after passage and publication as required by law.

Introduced this 22nd day of April, 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Water

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

Presenter at Meeting: Abhi Deshpande and Roy Hesemann

Description of Agenda Item: ORDINANCES – Second and possible Third Readings

Ordinance 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

Council Priority: Not applicable
EnvisionCR Goal: 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.

The Ordinance will be amended by repealing certain sections of Chapter 13 of the Cedar Rapids Municipal Code and new sections will be enacted, as a substitute in lieu, 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:

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: Approval needed before July 1, 2025 when Ordinance takes effect.

Resolution Date: May 13, 2025

Budget Information: Not Applicable

Local Preference Policy: Not applicable

Explanation: N/A

Recommended by Council Committee: Not applicable

Explanation: N/A

ORDINANCE NO. LEG_NUM_TAG

AN ORDINANCE AMENDING CHAPTER 13 OF THE MUNICIPAL CODE OF THE CITY OF CEDAR RAPIDS, IOWA, ESTABLISHING CERTAIN SERVICE CHARGES.

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

Section 1. That Subsections (a), (b), and (c) of Section 13.17 of Chapter 13 of the Cedar Rapids Municipal Code are hereby amended as follows (deletion indicated by ~~strike through~~, insertion indicated by underline):

13.17 SERVICE CHARGES.

(a) **Group I.** The total periodic billing for sewer charges on or after July 1, ~~2024~~ 2025 shall be the sum of all usage:

1. O & M - A flat charge of ~~\$0.7625~~ \$0.8311 per day during the billing period, which will also provide for two (2) ccf of metered usage per month. A fee of ~~\$3.0872~~ \$3.3650 per ccf will be charged for all water used in excess of two (2) ccf per month.
2. Residences that have two meters, one measuring inside usage and the other outside usage, will be charged year round for the sewer charges for all water used through the inside meter but will not be charged sewer charges for any usage through the outside meter.

(b) **Group II.** The total periodic billing for Group II sewer charges shall be the following, the rate effective on or after July 1, ~~2024~~ 2025, multiplied if necessary, by a Permit Surcharge Factor (PSF). The PSF shall be determined by the Director and noted on the Discharge Permit. The PSF shall be calculated by dividing the total O & M charges as set forth in Group III O & M by the O & M charges established in Group I. The PSF shall never be less than 1.0. Minimum monthly invoice charge for any Group II permit user subject to EPA regulation under 40 CFR Part 403 shall be \$30 per month per service agreement. Group II or III Industrial Facility Flat Rate for sanitary sewer service shall be calculated using the following formula: # of employees * 25 gallons per day * 30.4 days per month / 748 * ~~\$3.0588/ccf~~ \$3.3341/ccf.

- | | |
|----------|---|
| 1. O & M | Group I O&M flat charge + all water usage > 2 units or 4 units (depending on billing cycle) *PSF* \$3.0588/ccf <u>\$3.3341/ccf</u> |
|----------|---|

(c) **Group III.** The total periodic billing for sewer service charges after July 1, ~~2024~~ 2025, shall be the sum of the items listed in following subsections - 1, 2, 3 (when applicable). Debt service is only applicable to those industries still paying for reserved capacity as approved by resolution of the City Council.

1. O & M - Each month, an O & M charge will be calculated on the daily average values for the month, obtained from in-situ measurements and samples, multiplied by the monthly rate and multiplied by 60%.

AVERAGE DAILY VALUEMONTHLY RATE

Flow in 1000s gpd multiplied by	\$29.14 <u>\$31.76</u>
BOD in lbs. multiplied by	\$5.82 <u>\$6.17</u>
SS in lbs. multiplied by	\$5.61 <u>\$6.12</u>
TKN in lbs. multiplied by	\$29.59 <u>\$28.98</u>

2. Demand Charge – Each month a three-day average for the daily Flow, BOD, Suspended Solids and TKN quantities shall be calculated for each complete three-day period starting with the first day of the month. For all months that have a day or days that exceed of nine or ten possible three-day periods, all remaining days will be incorporated into the final three-day averaging period of the month. A demand charge will be calculated on the highest three-day average for the month for each parameter, multiplied by the monthly rate and multiplied by 40%.

HIGHEST THREE-DAY AVERAGEMONTHLY RATE

Flow in 1000s gpd multiplied by	\$29.14 <u>\$31.76</u>
BOD in lbs. multiplied by	\$5.82 <u>\$6.17</u>
SS in lbs. multiplied by	\$5.61 <u>\$6.12</u>
TKN in lbs. multiplied by	\$26.59 <u>\$28.98</u>

3. Basic Service Charges - Cities with contractual treatment agreements shall be calculated based upon the following rates as set out in (d) 4.:

AVERAGE DAILY VALUEMONTHLY RATE

Flow in 1000s gpd	\$15.64 <u>\$17.05</u>
BOD in lbs.	\$6.22 <u>\$6.78</u>
SS in lbs.	\$5.55 <u>\$6.05</u>
TKN in lbs.	\$26.34 <u>\$28.71</u>

Section 2. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of this Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof other than that provision affected by such decision.

Section 3. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

Section 4. The changes as provided in this Ordinance shall be made a part of the replacement pages of the Cedar Rapids Municipal Code and made a part of said Code as provided by law.

Section 5. That the changes set forth in Section 1. of this Ordinance shall be in full force and effect on July 1, 2025, after passage and publication as required by law.

Introduced this 22nd day of April, 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

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

Presenter at Meeting: Abhi Deshpande and Roy Hesemann

Description of Agenda Item: ORDINANCES – Second and possible Third Readings
 Ordinance 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

Council Priority: Not applicable
EnvisionCR Goal: 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.

The Ordinance will be amended by repealing certain sections of Chapter 24 of the Cedar Rapids Municipal Code and new sections will be enacted, as a substitute in lieu, 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:

- 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: Approval needed before July 1, 2025 when Ordinance takes effect.

Resolution Date: May 13, 2025

Budget Information: Not Applicable

Local Preference Policy: Not applicable
Explanation: N/A

Recommended by Council Committee: Not applicable
Explanation: N/A

ORDINANCE NO. LEG_NUM_TAG

AN ORDINANCE AMENDING CHAPTER 24 OF THE MUNICIPAL CODE OF
THE CITY OF CEDAR RAPIDS, IOWA, ESTABLISHING SOLID WASTE AND
RECYCLING COLLECTION RATES BEGINNING JULY 1, 2025

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

Section 1. Section 24.13 Cedar Rapids Municipal Code, Solid Waste and Recycling, is hereby amended as follows (deletion indicated by ~~striketrough~~, insertion indicated by underline):

“24.13 MANDATORY HOUSEHOLD COLLECTION.

The rate for solid waste and yard waste collection and disposal for each dwelling unit (household) is established per dwelling unit (household). Such rate shall be ~~\$0.5757~~ \$0.5958 per day or ~~\$17.54~~ \$18.12 per month for all billings beginning July 1, ~~2024-2025~~, to include all collections for that billing period. The rate for each unit shall be reduced by one-half for the elderly or disabled as defined in Section 12.37 of the Municipal Code and such persons shall comply with the same procedure therein to obtain the reduced rate.

The rate for recycling collection and processing for each dwelling unit (household) is established per dwelling unit (household). Such rate shall be ~~\$0.1654~~ \$0.1710 per day or ~~\$5.02~~ \$5.20 per month for all billings beginning July 1, ~~2024~~ 2025, to include all collections for that billing period. The rate for each unit shall be reduced by one-half for the elderly or disabled as defined in Section ~~12.37~~ 12.39 of the Municipal Code and such persons shall comply with the same procedure provided therein to obtain the reduced rate.”

Section 2. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of this Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof other than that provision affected by such decision.

Section 3. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

Section 4. The changes as provided in this Ordinance shall be made a part of the replacement pages of the Cedar Rapids Municipal Code and made a part of said Code as provided by law.

Section 5. That the changes set forth in Section 1. of this Ordinance shall be in full force and effect on July 1, 2025, after passage and publication as required by law.

Introduced this 22nd day of April, 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Water

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

Presenter at Meeting: Abhi Deshpande and Roy Hesemann

Description of Agenda Item: ORDINANCES – Second and possible Third Readings

Ordinance 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

Council Priority: Not applicable
EnvisionCR Goal: 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.

The Ordinance will be amended by repealing certain sections of Chapter 12 of the Cedar Rapids Municipal Code and new sections will be enacted, as a substitute in lieu, 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:

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: Approval needed before July 1, 2026 when Ordinance takes effect.

Resolution Date: May 13, 2025

Budget Information: Not Applicable

Local Preference Policy: Not applicable

Explanation: N/A

Recommended by Council Committee: Not applicable

Explanation: N/A

ORDINANCE NO. LEG_NUM_TAG

AN ORDINANCE AMENDING CHAPTER 12 OF THE MUNICIPAL CODE OF THE
CITY OF CEDAR RAPIDS, IOWA, ESTABLISHING WATER SERVICE RATES

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

Section 1. That Section 12.28(a) of Chapter 12 of the Cedar Rapids Municipal Code is amended as follows (deletion indicated by ~~strike through~~, insertion indicated by underline):

12.28 WATER RATES.

- (a) The rates assessed for the provision of water service shall be comprised of a daily service charge in accordance with the size of the water service meter and a volumetric charge for the water furnished. The volumetric charge for consumption July 1, 2025 2026 or after shall be at the following rates:

First	25,000 Cu. Ft. per Month	\$3.1709 <u>\$3.3612</u> Per 100 Cu. Ft.
Next	75,000 Cu. Ft. per Month	\$3.0032 <u>\$3.1834</u> Per 100 Cu. Ft.
Next	900,000 Cu. Ft. per Month	\$2.5432 <u>\$2.6958</u> Per 100 Cu. Ft.
All Over	1,000,000 Cu. Ft. per Month	\$1.1506 <u>\$1.1736</u> Per 100 Cu. Ft.

Accounts will be assessed a daily service charge for each water service meter based on the size of the water service meter in accordance with the following schedule. Minimum volumetric and total minimum charges shall also apply when volumetric charges at the above rates do not equal or exceed amounts as follows:

SIZE OF METER	DAILY SERVICE CHARGE	MINIMUM DAILY VOLUMETRIC CHARGE	TOTAL MINIMUM DAILY CHARGE	TOTAL MINIMUM CHARGE ON A MONTHLY BASIS
5/8 Inch	\$0.6110 <u>\$0.6476</u>	\$ 0.0000	\$0.6110 <u>\$0.6476</u>	\$18.58 <u>\$19.70</u>
3/4 Inch	\$0.9644 <u>\$1.0223</u>	\$ 0.0000	\$0.9644 <u>\$1.0223</u>	\$29.33 <u>\$31.09</u>
1 Inch	\$1.1414 <u>\$1.2099</u>	\$ 0.0000	\$1.1414 <u>\$1.2099</u>	\$34.72 <u>\$36.80</u>
1½ Inch	\$1.2656 <u>\$1.3415</u>	\$1.6680 <u>\$1.7681</u>	\$2.9336 <u>\$3.1096</u>	\$89.24 <u>\$94.58</u>
2 Inches	\$1.4363 <u>\$1.5656</u>	\$2.5020 <u>\$2.6521</u>	\$3.9383 <u>\$4.2177</u>	\$119.79 <u>\$128.29</u>
3 Inches	\$2.6429 <u>\$3.0393</u>	\$5.9422 <u>\$6.2988</u>	\$8.5851 <u>\$9.3381</u>	\$261.13 <u>\$284.04</u>
4 Inches	\$7.2447 <u>\$7.8967</u>	\$11.5716 <u>\$12.2661</u>	\$18.8163 <u>\$20.1628</u>	\$572.33 <u>\$613.28</u>
6 Inches	\$9.1327 <u>\$9.9546</u>	\$25.7494 <u>\$27.2948</u>	\$34.8821 <u>\$37.2494</u>	\$1,061.00 <u>\$1,133.01</u>
8 Inches	\$13.5450 <u>\$14.7641</u>	\$51.0422 <u>\$54.1052</u>	\$64.5872 <u>\$68.8693</u>	\$1,964.52 <u>\$2,094.77</u>
10 Inches	\$18.5938 <u>\$20.2672</u>	\$83.9211 <u>\$88.9569</u>	\$102.5149 <u>\$109.2241</u>	\$3,118.16 <u>\$3,322.23</u>
12 Inches	\$25.5305 <u>\$27.8282</u>	\$122.8562 <u>\$130.2282</u>	\$148.3867 <u>\$158.0564</u>	\$4,513.43 <u>\$4,807.55</u>

The daily service charge does not apply to the separate lawn or irrigation meter. No sanitary sewer charges shall be charged to the lawn or irrigation meter registering water usage that does not enter the sanitary sewer system.

Fire lines will be assessed a daily service charge for each water service line based on the service line size in accordance with the following schedule. Any water furnished and measured by the detector meter will be charged based on the calculated usage in relation to the actual service line size. Minimum volumetric and total minimum charges shall also apply when volumetric charges at the above rates do not equal or exceed amounts as follows:

SIZE OF SERVICE LINE	DAILY SERVICE CHARGE	MINIMUM DAILY VOLUMETRIC CHARGE	TOTAL MINIMUM DAILY CHARGE	TOTAL MINIMUM CHARGE ON A MONTHLY BASIS
5/8 Inch	\$0.0762 \$0.0808	\$ 0.00	\$0.0762 \$0.0808	\$2.32 \$2.46
3/4 Inch	\$0.0762 \$0.0808	\$ 0.00	\$0.0762 \$0.0808	\$2.32 \$2.46
1 Inch	\$0.1136 \$0.1204	\$ 0.00	\$0.1136 \$0.1204	\$3.46 \$3.66
1½ Inch	\$0.2454 \$0.2601	\$ 0.00	\$0.2454 \$0.2601	\$7.46 \$7.91
2 Inches	\$0.3958 \$0.4195	\$ 0.00	\$0.3958 \$0.4195	\$12.04 \$12.76
3 Inches	\$0.7910 \$0.8385	\$ 0.00	\$0.7910 \$0.8385	\$24.06 \$25.50
4 Inches	\$1.5816 \$1.6765	\$ 0.00	\$1.5816 \$1.6765	\$48.11 \$50.99
6 Inches	\$3.1820 \$3.3729	\$ 0.00	\$3.1820 \$3.3729	\$96.79 \$102.59
8 Inches	\$4.7634 \$5.0492	\$ 0.00	\$4.7634 \$5.0492	\$144.89 \$153.58
10 Inches	\$7.9458 \$8.4225	\$ 0.00	\$7.9458 \$8.4225	\$241.68 \$256.18
12 Inches	\$13.2550 \$14.0503	\$ 0.00	\$13.2550 \$14.0503	\$403.17 \$427.36

Section 2. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of this Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof other than that provision affected by such decision.

Section 3. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

Section 4. The changes as provided in this Ordinance shall be made a part of the replacement pages of the Cedar Rapids Municipal Code and made a part of said Code as provided by law.

Section 5. That the changes set forth in Section 1. of this Ordinance shall be in full force and effect on July 1, 2026, after passage and publication as required by law.

Introduced this 22nd day of April, 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Water

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

Presenter at Meeting: Abhi Deshpande and Roy Hesemann

Description of Agenda Item: ORDINANCES – Second and possible Third Readings

Ordinance 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

Council Priority: Not applicable
EnvisionCR Goal: 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.

The Ordinance will be amended by repealing certain sections of Chapter 13 of the Cedar Rapids Municipal Code and new sections will be enacted, as a substitute in lieu, 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:

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: Approval needed before July 1, 2026 when Ordinance takes effect.

Resolution Date: May 13, 2025

Budget Information: Not Applicable

Local Preference Policy: Not applicable

Explanation: N/A

Recommended by Council Committee: Not applicable

Explanation: N/A

ORDINANCE NO. LEG_NUM_TAG

AN ORDINANCE AMENDING CHAPTER 13 OF THE MUNICIPAL CODE OF THE CITY OF CEDAR RAPIDS, IOWA, ESTABLISHING CERTAIN SERVICE CHARGES.

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

Section 1. That Subsections (a), (b), and (c) of Section 13.17 of Chapter 13 of the Cedar Rapids Municipal Code are hereby amended as follows (deletion indicated by ~~strike through~~, insertion indicated by underline):

13.17 SERVICE CHARGES.

(a) **Group I.** The total periodic billing for sewer charges on or after July 1, ~~2025~~ 2026 shall be the sum of all usage:

1. O & M - A flat charge of ~~\$0.8344~~ \$0.9059 per day during the billing period, which will also provide for two (2) ccf of metered usage per month. A fee of ~~\$3.3650~~ \$3.6679 per ccf will be charged for all water used in excess of two (2) ccf per month.
2. Residences that have two meters, one measuring inside usage and the other outside usage, will be charged year round for the sewer charges for all water used through the inside meter but will not be charged sewer charges for any usage through the outside meter.

(b) **Group II.** The total periodic billing for Group II sewer charges shall be the following, the rate effective on or after July 1, ~~2025~~ 2026, multiplied if necessary, by a Permit Surcharge Factor (PSF). The PSF shall be determined by the Director and noted on the Discharge Permit. The PSF shall be calculated by dividing the total O & M charges as set forth in Group III O & M by the O & M charges established in Group I. The PSF shall never be less than 1.0. Minimum monthly invoice charge for any Group II permit user subject to EPA regulation under 40 CFR Part 403 shall be \$30 per month per service agreement. Group II or III Industrial Facility Flat Rate for sanitary sewer service shall be calculated using the following formula: # of employees * 25 gallons per day * 30.4 days per month / 748 * ~~\$3.3341/ccf~~ \$3.6342/ccf.

- | | |
|----------|--|
| 1. O & M | Group I O&M flat charge + all water
usage > 2 units or 4 units (depending on
billing cycle) *PSF* \$3.3341/ccf
<u>\$3.6342/ccf</u> |
|----------|--|

(c) **Group III.** The total periodic billing for sewer service charges after July 1, ~~2025~~ 2026, shall be the sum of the items listed in following subsections - 1, 2, 3 (when applicable). Debt service is only applicable to those industries still paying for reserved capacity as approved by resolution of the City Council.

1. O & M - Each month, an O & M charge will be calculated on the daily average values for the month, obtained from in-situ measurements and samples, multiplied by the monthly rate and multiplied by 60%.

AVERAGE DAILY VALUE

MONTHLY RATE

Flow in 1000s gpd multiplied by	\$31.76 <u>\$34.62</u>
BOD in lbs. multiplied by	\$6.17 <u>\$6.54</u>
SS in lbs. multiplied by	\$6.12 <u>\$6.67</u>
TKN in lbs. multiplied by	\$28.98 <u>\$31.59</u>

2. Demand Charge – Each month a three-day average for the daily Flow, BOD, Suspended Solids and TKN quantities shall be calculated for each complete three-day period starting with the first day of the month. For all months that have a day or days that exceed of nine or ten possible three-day periods, all remaining days will be incorporated into the final three-day averaging period of the month. A demand charge will be calculated on the highest three-day average for the month for each parameter, multiplied by the monthly rate and multiplied by 40%.

HIGHEST THREE-DAY AVERAGE

MONTHLY RATE

Flow in 1000s gpd multiplied by	\$31.76 <u>\$34.62</u>
BOD in lbs. multiplied by	\$6.17 <u>\$6.54</u>
SS in lbs. multiplied by	\$6.12 <u>\$6.67</u>
TKN in lbs. multiplied by	\$28.98 <u>\$31.59</u>

3. Basic Service Charges - Cities with contractual treatment agreements shall be calculated based upon the following rates as set out in (d) 4.:

AVERAGE DAILY VALUE

MONTHLY RATE

Flow in 1000s gpd	\$17.05 <u>\$18.58</u>
BOD in lbs.	\$6.78 <u>\$7.19</u>
SS in lbs.	\$6.05 <u>\$6.59</u>
TKN in lbs.	\$28.71 <u>\$31.29</u>

Section 2. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of this Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof other than that provision affected by such decision.

Section 3. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

Section 4. The changes as provided in this Ordinance shall be made a part of the replacement pages of the Cedar Rapids Municipal Code and made a part of said Code as provided by law.

Section 5. That the changes set forth in Section 1. of this Ordinance shall be in full force and effect on July 1, 2026, after passage and publication as required by law.

Introduced this 22nd day of April, 2025.

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, PE

Description of Agenda Item: ORDINANCES – Second and possible Third Readings
Ordinance 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

Council Priority: Not applicable
EnvisionCR Goal: 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 combined Second and Thrid Readings of the Ordinance on May 13, 2025.

Alternative: Defer action and request additional information.

Time Sensitivity: Normal

Resolution Date: 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

ORDINANCE NO. LEG_NUM_TAG

AN ORDINANCE AMENDING CHAPTER 13 OF THE CEDAR RAPIDS
MUNICIPAL CODE, WASTEWATER FACILITIES, TO CLARIFY PROPERTY
OWNERS' RESPONSIBILITY TO MAINTAIN BUILDING LATERALS AND
CONNECTIONS TO SANITARY SEWER MAINS

WHEREAS, municipalities generally require property owners to maintain their sanitary sewer services (i.e., laterals) between buildings and the sanitary sewer; and

WHEREAS, the City has historically required that property owners maintain their building laterals and connections to sanitary sewer mains; and

WHEREAS, it is in the best interests of the City to clarify the City Code to reflect this requirement.

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

Section 1. Section 13.06 of the Cedar Rapids Municipal Code is hereby amended as follows [~~strikethrough~~ indicates deletion, underline indicates insertion]:

- (a) No unauthorized person shall uncover, make any connection with, or opening into; use; alter; or disturb any public sewer or appurtenances thereof without first obtaining a written permit from the city.
- (b) Any connection to a public sewer within the jurisdiction of the city shall be subject to the rules and regulations of the city and to the charges, rates, rents, fees and assessments which are or may be established by the city as being applicable, and shall be made under permits issued by the city.
- (c) The construction of sewers which are to be connected to and become a part of the public sewer system shall be done in conformance with the city's specifications. Plans shall be submitted to and approved by the City Engineer or authorized representative, prior to commencement of work. Construction of said sewers shall be conducted in the presence of the City Engineer or his authorized representative. A ~~four-year~~ four-year maintenance bond shall be placed on file upon completion and prior to acceptance of the work.
- (d) No person shall tap any public sewer at any other place than at the regular junction "tee" or "wye" built into the sewer, without specific authority from the City Engineer or authorized representative, nor shall any connection be made with the public sewer except in the presence of the City Engineer or authorized representative. Connections shall be made in accordance with the specifications of the city.
- (e) 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.

- (e-f) No connections shall be made to a public sewer for any facility located outside of the corporate limits of the city unless permission is specifically granted by the Utilities Director and subject to receipt of an agreement to annex when the property becomes contiguous to city.
- (f-g) The construction of and use of combined sewers is hereby prohibited.
- (g-h) When any building or structure is razed or moved and the sewer service is discontinued, all sewer connections shall be properly stopped or cut off at the sanitary sewer unless otherwise approved by the City Engineer, according to the specifications of the city and as approved by Public Works Department Construction Engineering Staff.
- (h-i) Grease, oil or sand interceptors shall be provided upstream from the connection to a public sewer when determined by the Building Services Director or authorized representative they are necessary for the proper handling of liquid wastes containing grease, any inflammable wastes, sand or other harmful ingredients; except that such interceptors shall not be required for private living quarters or dwelling units.
- (i-j) With the filing of the application for a building permit as required by Chapter 33, the applicant shall provide sufficient information to determine whether an interceptor is required. A permit shall not be issued until such time as the Building Services Director or authorized representative makes the determination.

All interceptors shall be of a type and capacity, and installed as required by the City Plumbing Code.

Section 2. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of this Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof other than that provision affected by such decision.

Section 3. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

Section 4. The changes as provided in this Ordinance shall be made a part of the replacement pages of the Cedar Rapids Municipal Code and made a part of said Code as provided by law.

Section 5. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 22nd day of April, 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



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 1406 & 1410 Adair Court SW from I-LI, Light Industrial to S-MC, Suburban Mixed Use Community Center, as requested by Midland Ventures I, LLC.

CIP/DID #RZNE-000113-2025

Council Priority: Strengthen and Stabilize Neighborhoods
EnvisionCR Goal: 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 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 was reviewed by the City Planning Commission on April 3rd and was unanimously recommended for approval.

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

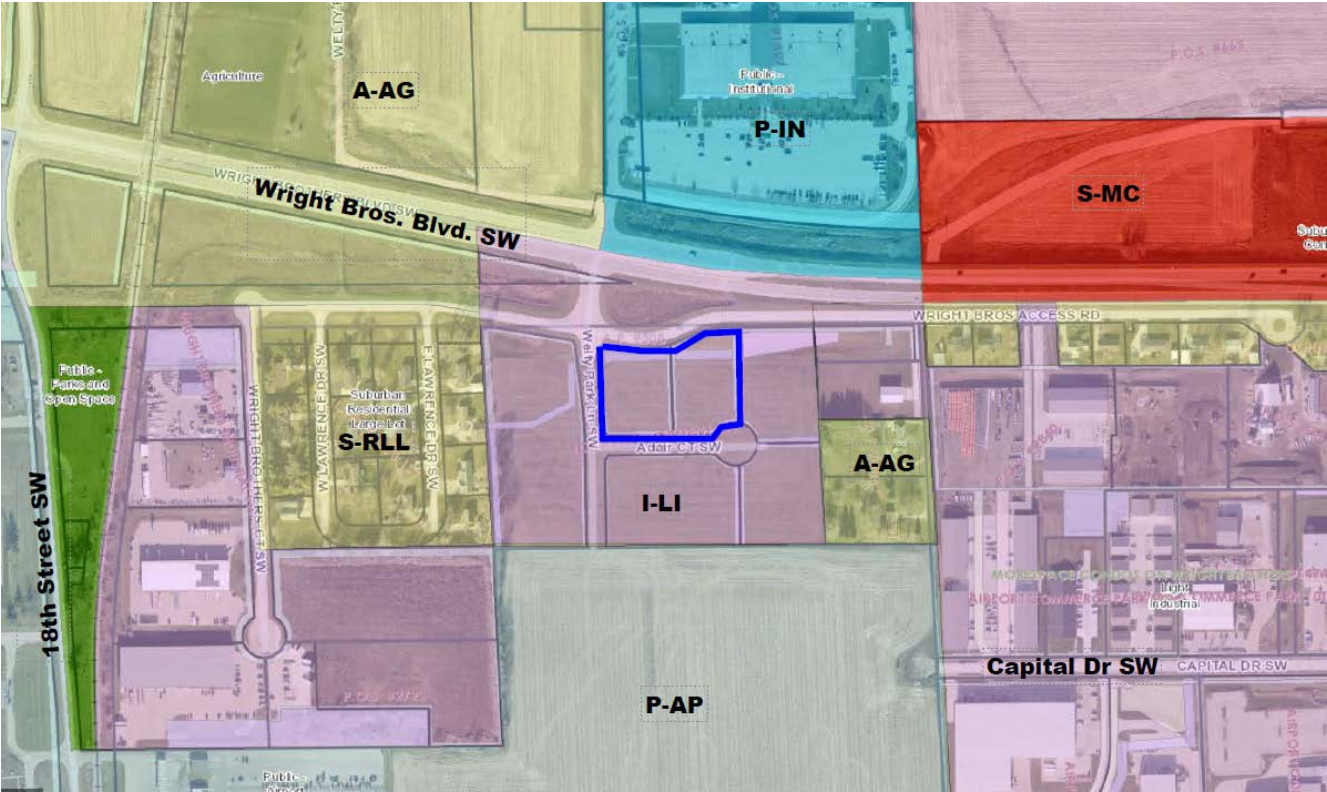
Local Preference Policy: Not applicable

Explanation: NA

Recommended by Council Committee: Not applicable

Explanation: NA

Site Map



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 and Lot 3, Iowa Development First Addition in the City of Cedar Rapids, Linn County,
Iowa

and located at 1406 and 1410 Adair Court SW, now zoned I-LI, Light Industrial 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 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 22nd day of April, 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

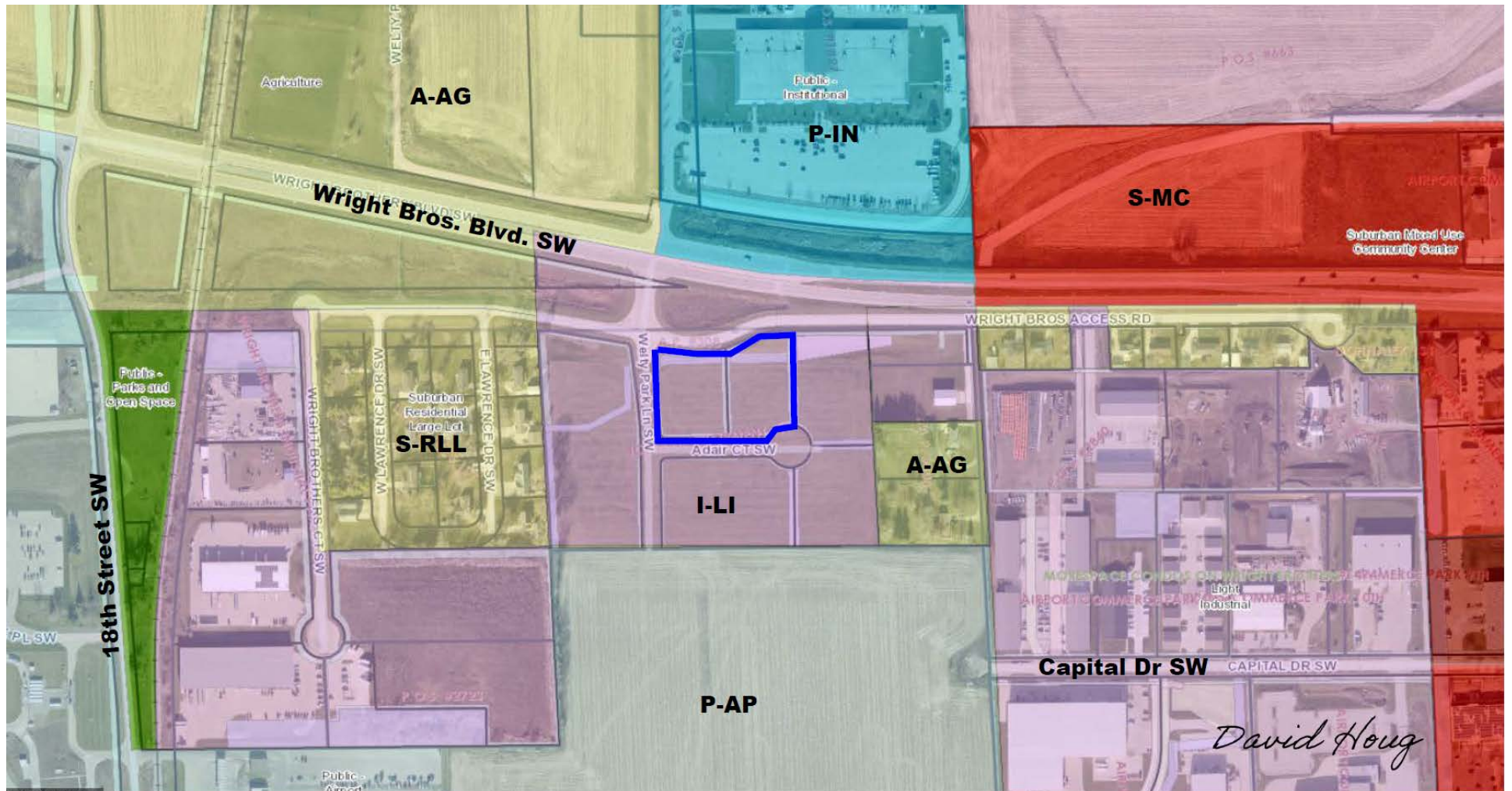
ClerkSignature

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 13th day of May, 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: ORDINANCES – Second and possible Third Readings

A public hearing will be held 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

Council Priority: Strengthen and Stabilize Neighborhoods
EnvisionCR Goal: 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 north of Holly Cir NE and Gibson Dr NE and east of Sanden Road NE. This is a requested amendment to an existing Planned Unit Development (PUD) Overlay for an approximately 19 acre tract of land north of Holly Circle and Gibson Drive NE and east of Sanden Road NE. In 2023 the City Council adopted a Planned Unit Development Overlay for the site in order to accommodate a proposed 36 unit retirement community.

The request maintains the existing S-RL1 (Suburban Residential Low Single Unit) zoning designation on the property. The requested PUD ordinance revises the Exceptions and Modifications to the S-RL1 zone district currently in place on the site:

- The proposed ordinance removes two prior conditions that were specific to the previous proposal on the site, which allowed for up to 36 homes to be built on a single parcel, along with a proposed community building.
- Allows for a reduction in required side yard setbacks for the development of new homes:
 - Reduction in combined setback (across both yards) from 14 feet to 10 feet. The existing 5 foot minimum setback from either side will remain in place.
 - Reduction in setback in the side yard of corner blocks from 15 feet to 10 feet

The applicant held a neighborhood meeting at the end of February which was attended by residents from adjacent developments in Cedar Rapid and Hiawatha. Questions were raised about stormwater management, street connections, and the size of parcels and potential homebuilders.

Staff recommends adoption of the ordinance granting the side yard reduction due to the large area within the site that will be dedicated to stormwater management, which should address existing site condition. Adoption of the ordinance is not required for development of the site, as all parcels proposed meet existing zoning requirements. This request was reviewed by the City Planning Commission on

April 3rd and unanimously recommended for approval. At that meeting, a separate Preliminary Plat for the overall site was approved by the City Planning Commission.

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

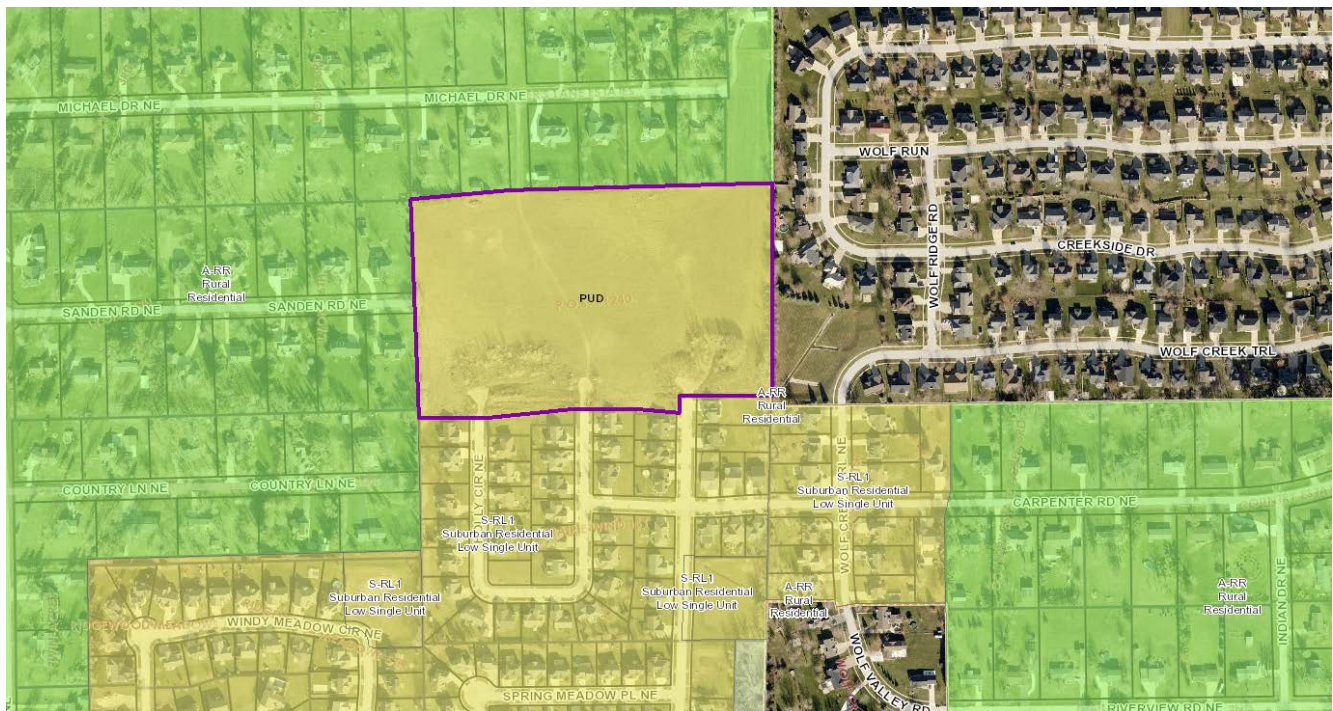
Local Preference Policy: Not applicable

Explanation: NA

Recommended by Council Committee: Not applicable

Explanation: NA

Site Map



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;

PARCEL B PLAT OF SURVEY #1240

and located North of Holly Cir NE and Gibson Dr NE and east of Sanden Road NE as shown in
the attached "Exhibit A", now zoned S-RL1-PUD, Suburban Residential Low Single Unit with a
Planned Unit Development Overlay, and as shown on the "District Map," and as previously
adopted by Ordinance 005-23, be amended by the repeal of previously adopted exceptions and
modifications to the underlying S-RL1 district and that new exceptions and modifications, as
described in Section 3 below, be adopted in lieu thereof and that the property be used for such
purposes as outlined in the S-RL1-PUD district, 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 S-RL1,
Suburban Residential Low Single Unit 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 S-RL1 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. At the time the western leg of Holly Circle NE is developed, a 65-foot-wide right-of-way connection to the existing Sanden Road West of the Site shall be extended.
2. A pedestrian connection between the termini of the two legs of Holly Circle NE will be required at the time homes are developed on the western leg of Holly Circle NE.

3. That the required
 - a. Interior Side yard setback: 5 foot minimum, 10 feet combined
 - b. Street Side yard setback: 10 foot minimum

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 22nd day of April, 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 13th day of May, 2025.

ClerkSignature

**REZONING
ACCEPTANCE OF CONDITIONS**

ORDINANCE NO. _____

I/we hereby agree to the terms and conditions set out in the Ordinance.

Dated this 18th day of February, 20 25.

Central State Bank

Titleholder/Company Name

[Signature]

Authorized Signature

Neil J. Havlik

Printed Name

President

Printed Title

EXHIBIT
REZONING
PARCEL B, PLAT OF SURVEY NO. 1240
CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA





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 property located at 3445 & 3355 Stone Creek Cir 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

Council Priority: Strengthen and Stabilize Neighborhoods
EnvisionCR Goal: 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 approximately 3.9 acres to accommodate the development of 2 multifamily structures providing 92 dwelling units. Rezoning is necessary as 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.

Staff finds that existing development in the vicinity of 3445 and 3355 Stone Creek Circle is inconsistent with the current Future Land Use Map and zone districts, and that the proposed project is consistent with the size and scale of adjacent development.

This request was reviewed by the City Planning Commission on April 3rd and was unanimously recommended for approval. At the Planning Commission hearing concerns about the proposed development project were raised by residents of an adjacent senior housing cooperative, with questions about traffic, density, and construction disruptions created by development.

The rezoning request changes the underlying zone district, which allows for a change in the type of development permitted at the site. The rezoning request does not specifically approve the requested project by Stone Creek Apartments LLC.

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

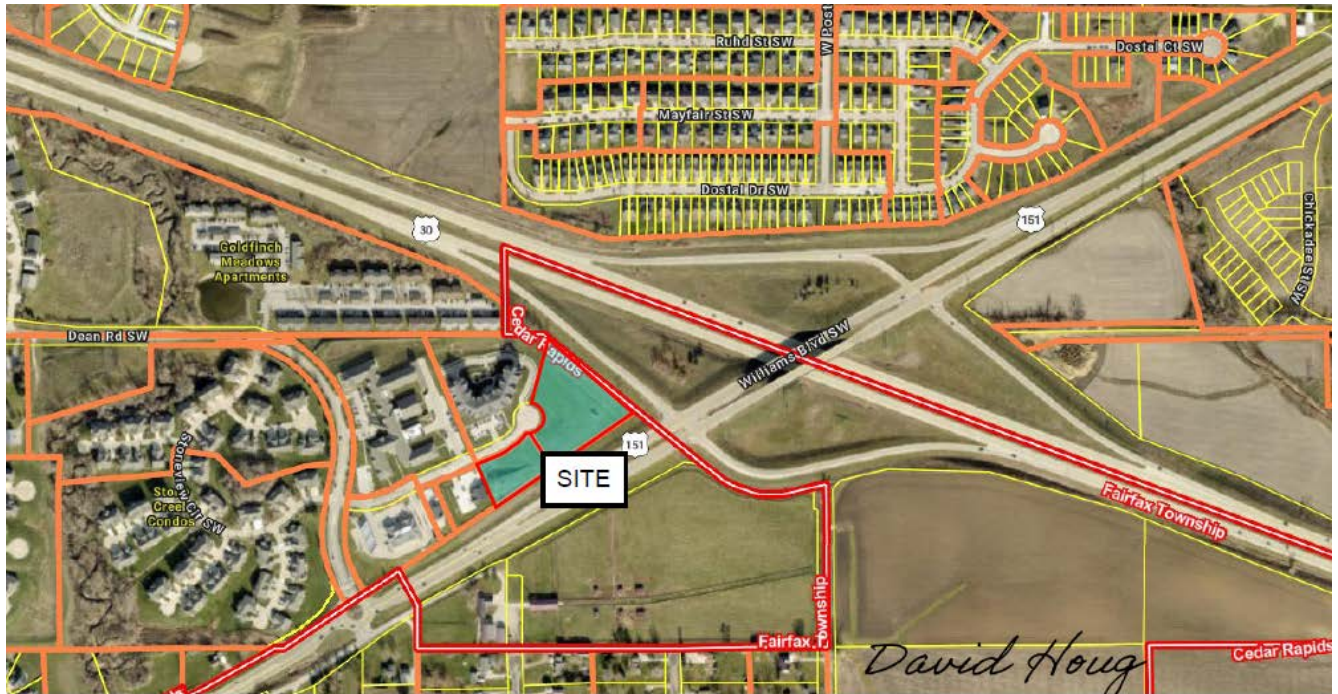
Resolution Date:

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-000109-2025

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, Stone Creek Commercial 4th Addition, City of Cedar Rapids, Linn County, Iowa.
AND Lot 2 Stone Creek Commercial 5th Addition, City of Cedar Rapids, Linn County,
Iowa.

and located at 3445 & 3355 Stone Creek Cir SW, now zoned T-ML, Traditional Mixed Use Limited
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 shall be in full force and effect from and after its
passage and publication as provided by law.

Section 3. 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 22nd day of April, 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 13th day of May, 2025.

ClerkSignature

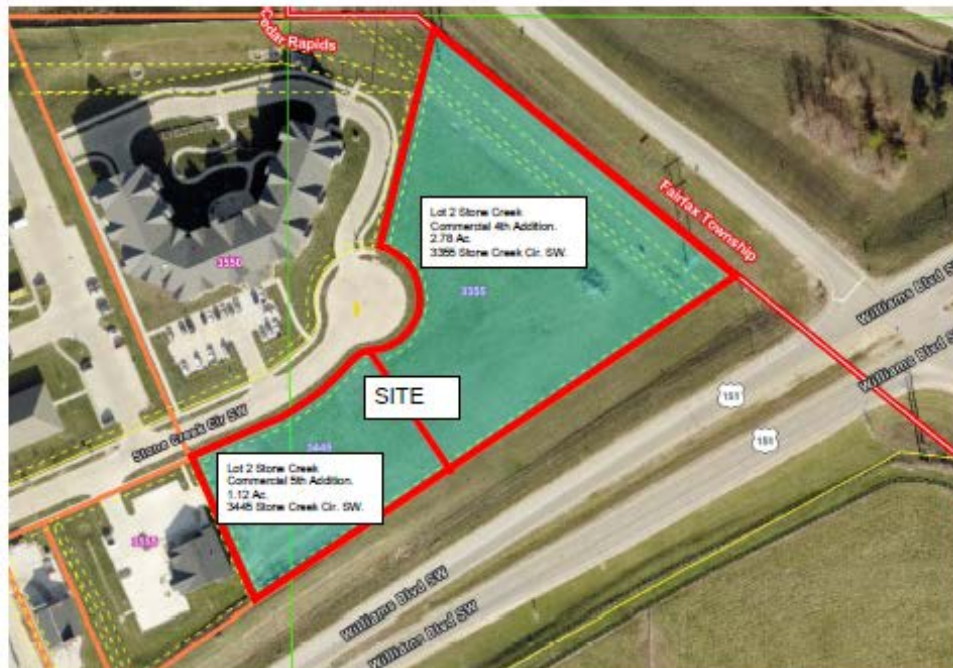
Exhibit A

Vicinity Map



Future Land Use Map Amendment:
U-LI (Urban-Low Intensity) to U-MI (Urban-Medium Intensity)

Rezoning:
T-MC (Traditional-Mixed Use Center) to S-MC (Suburban Mixed Use Community Center)



Seth Gunnerson

Digitally signed by Seth Gunnerson
DN: cn=US, o=Seth Gunnerson, ou=City of Cedar Rapids, ou=Development
Services Department, cn=Seth Gunnerson
Reason: I am approving this document
Date: 2025.04.14 10:45:21-05'00'



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

A Public Hearing will be held 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

Council Priority: Strengthen and Stabilize Neighborhoods
EnvisionCR Goal: 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 3220 Wiley Blvd SW. The applicant is requesting the change of zone to accommodate a proposed Heavy Equipment Sales and Service use at the site of a former Automotive Sales and Service use.

This request was reviewed by the City Planning Commission on April 3rd and was unanimously recommended for approval. A separate request for a Conditional Use Permit for the proposed use was approved by the Board of Adjustment on April 17, contingent upon Council approval of the rezoning.

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

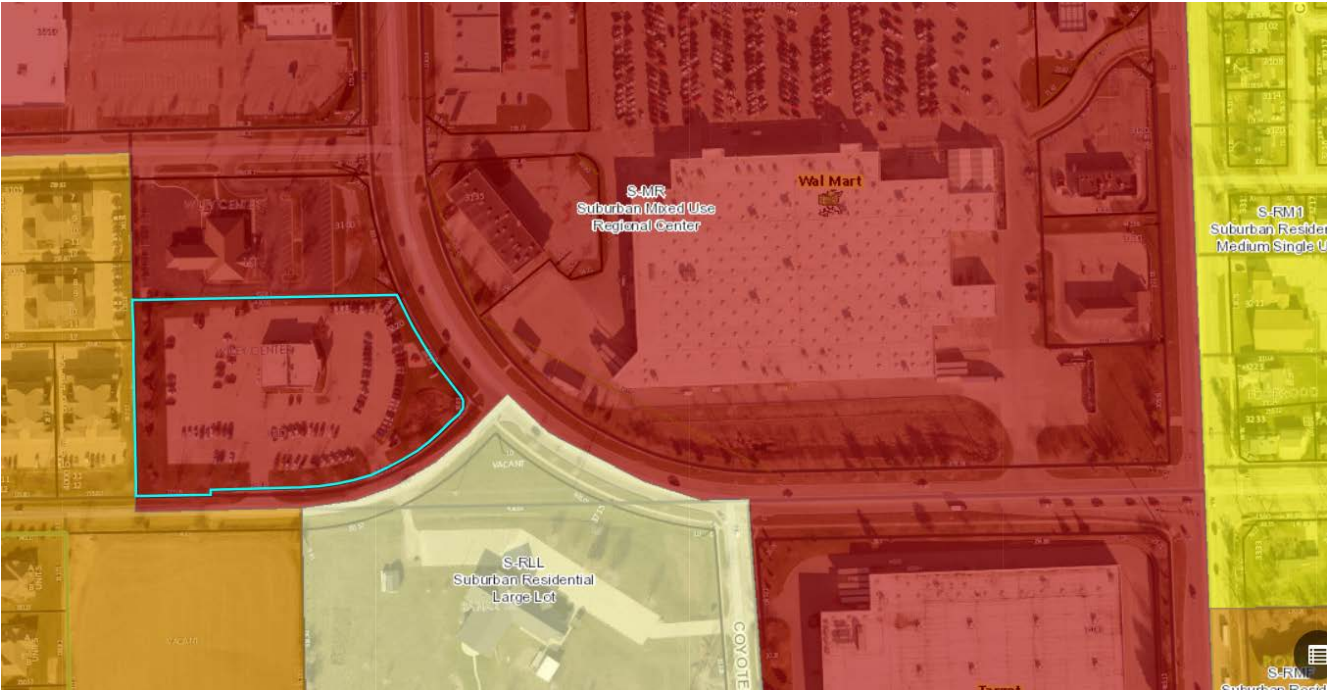
Explanation: NA

Recommended by Council Committee: Not applicable

Explanation:

NA

Site Map



DSD
WTR
BSD
ENG
STR
FIR
TED
PKS
RCR

RZNE-000154-2025

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;

Wiley Center 3rd Addition, STR/LB 1.

and located at 3220 Wiley Blvd SW, now zoned S-MR, Suburban Mixed-Use Regional Center
District, and as shown on the "District Map," be rezoned and changed to T-IM, Traditional
Industrial Mixed Use District, and that the property be used for such purposes as outlined in the
T-IM, Traditional Industrial Mixed Use District, as defined in Chapter 32 of the Municipal Code of
Cedar Rapids, Iowa.

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

Section 3. 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 22nd day of April, 2025.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

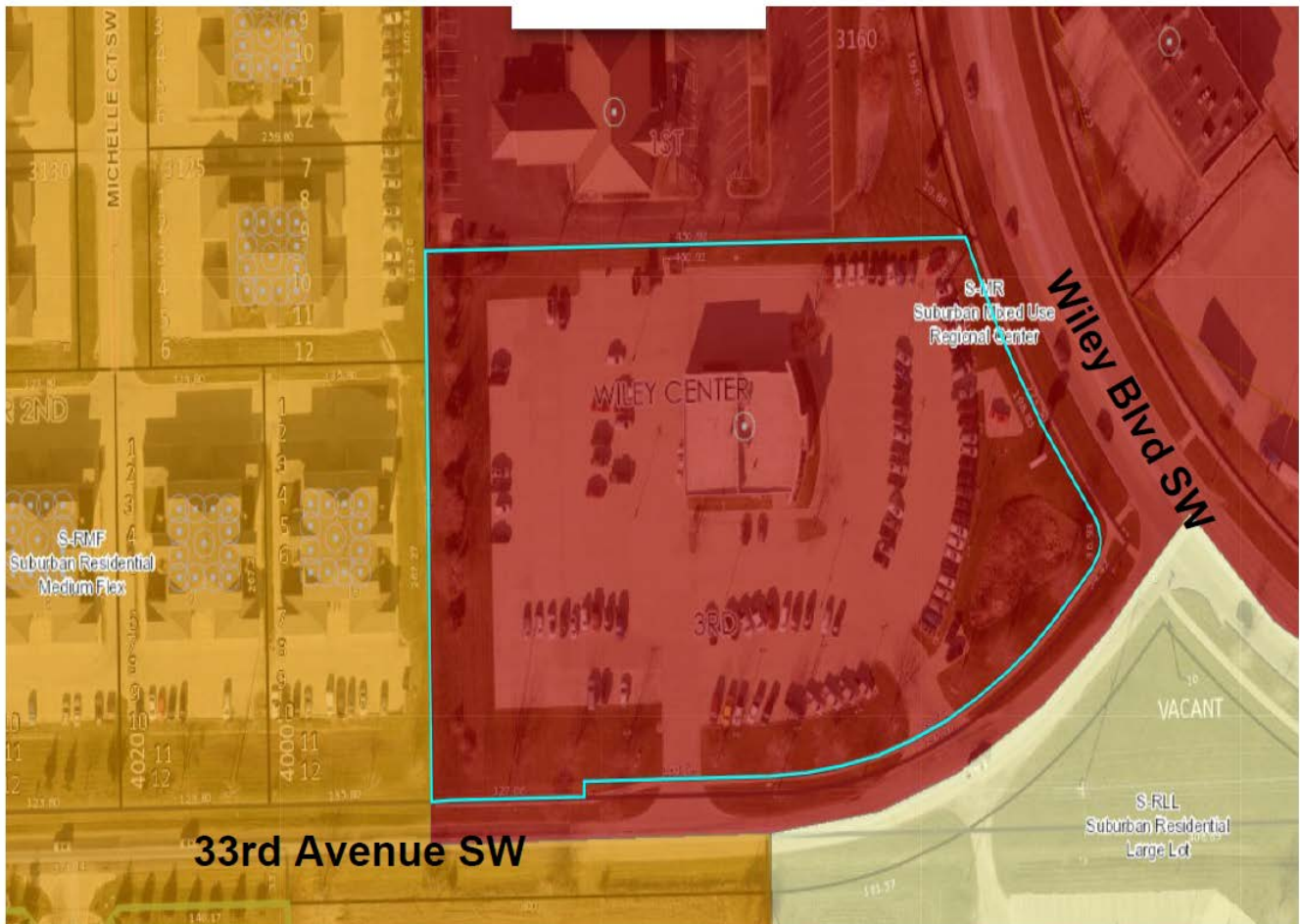
ClerkSignature

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 13th day of May, 2025.

ClerkSignature

Exhibit A



Seth Gunnerson Digitally signed by Seth Gunnerson
DN: C=US,
E=s.gunnerson@cedar-rapids.org, O=City
of Cedar Rapids, OU=Development
Services Department, CN=Seth Gunnerson
Reason: I am approving this document
Date: 2025.04.14 10:42:51-05'00'



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: ORDINANCES – Second and possible Third Readings
 Second and possible third reading of an ordinance 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

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. Additionally, public utility and flood control easements will be reserved so they exist after property vacation and disposition.

Recommended Action: The Public Works Department recommends 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.

Alternative: None

Time Sensitivity: Normal

Resolution Date: May 13, 2025

Budget Information: NA

Local Preference Policy: Not applicable
Explanation:

Recommended by Council Committee: Not applicable
Explanation: NA

Prepared By and Bill To: Public Works Department, 319-286-5060

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

ORDINANCE NO. LEG_NUM_TAG

AN ORDINANCE VACATING PUBLIC WAYS AND GROUNDS REGARDING
PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 HEREOF

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

Section 1. That the public ways and grounds in and to the property hereafter described is
permanently vacated:

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.

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

Introduced this 22nd day of April, 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 13th day of May, 2025.

ClerkSignature

