CITY OF CEDAR RAPIDS, IOWA
MINUTES OF THE CITY COUNCIL
REGULAR SESSION

December 2, 2025, 12:00 PM

City Council met in Regular Session in the Cedar Rapids City Hall Council Chambers, 101 First Street SE, Cedar Rapids, Iowa. Present, Mayor Tiffany D. O'Donnell and Council members Marty Hoeger, David Maier, Scott Olson, Tyler Olson, Scott Overland, Ann Poe, Dale Todd and Ashley Vanorny. Also present were City Manager Jeff Pomeranz and City Attorney Vanessa Chavez.

The invocation was given by Public Safety Chaplain Jim Coyle.

Pledge of Allegiance.

Mayor O'Donnell presented a Proclamation declaring every Saturday in December 2025 as Small Business Saturday.

Council member Poe presented a Proclamation declaring December 2025 as Next Page Books of Cedar Rapids Month.

Council member Poe presented a Proclamation declaring December 1 to 5, 2025 as Employee Learning Week.

A presentation regarding the City of Cedar Rapids/CALS ISU Partnership was given by Bill Micheel and Justin Hagedorn of Iowa State University.

Resolutions and motions were adopted with all Council members and Mayor O'Donnell voting "Aye" unless noted.

1. A public hearing was held to consider repealing Chapter 9 of the Municipal Code, Streets, Alleys and Sidewalks, and enacting a new Chapter 9 in its place to include updated right of way widths, a new major streets map, and clarification of property owner responsibilities for maintaining sidewalks and underground vaults in the right of way (Ken DeKeyser). One comment was heard. No comments or objections were filed.

    a. <u>First Reading:</u> Ordinance repealing Chapter 9 of the Municipal Code, Streets, Alleys and Sidewalks, and enacting a new Chapter 9 in its place to include updated right of way widths, a new major streets map, and clarification of property owner responsibilities for maintaining sidewalks and underground vaults in the right of way.

Council member S. Olson moved the approval of the Ordinance on its first reading and that it be filed in the office of the City Clerk for public inspection, as required by law, to be considered for action at a later date; seconded by Council member Todd.
Result: ***Approved.***

2. A public hearing was held to consider the proposed Amendment No. 1 to the Urban Renewal Plan for the Big Cedar East #1 Urban Renewal Area (formerly known as Big Cedar East) along 76th Avenue SW (Scott Mather). (Council Priority) No comments or objections were heard or filed.

1405-12-25 a. Resolution approving Amendment No. 1 to the Urban Renewal Plan for the Big Cedar East #1 Urban Renewal Area (formerly known as Big Cedar East) along 76th Avenue SW.

Council member Todd moved to approve; seconded by Council member Vanorny.
Result: ***Approved.***

b. First Reading: Ordinance relating to the collection of tax increments within the Big Cedar East #1 Urban Renewal Area (formerly known as Big Cedar East).

Council member Todd moved the approval of the Ordinance on its first reading and that it be filed in the office of the City Clerk for public inspection, as required by law, to be considered for action at a later date; seconded by Council member Vanorny.
Result: ***Approved.***

3. A public hearing was held to consider the Urban Renewal Plan for the proposed Big Cedar East #2 Urban Renewal Area along 76th Avenue SW (Scott Mather). (Council Priority) No comments or objections were heard or filed.

1406-12-25 a. Resolution approving the Urban Renewal Plan for the Big Cedar East #2 Urban Renewal Area along 76th Avenue SW.

Council member Vanorny moved to approve; seconded by Council member Poe.
Result: ***Approved.***

b. First Reading: Ordinance relating to the collection of tax increments within the Big Cedar East #2 Urban Renewal Area.

Council member Poe moved the approval of the Ordinance on its first reading and that it be filed in the office of the City Clerk for public inspection, as required by law, to be considered for action at a later date; seconded by Council member Overland.
Result: ***Approved.***

4. A public hearing was held to consider the Urban Renewal Plan for the proposed Big Cedar East #3 Urban Renewal Area along 76th Avenue SW (Scott Mather). No comments or objections were heard or filed.

1407-12-25 a. Resolution approving the Urban Renewal Plan for the Big Cedar East #3 Urban Renewal Area along 76th Avenue SW.

Council member Overland moved to approve; seconded by Council member T. Olson.
Result: ***Approved.***

b. First Reading: Ordinance relating to the collection of tax increments within the Big Cedar East #3 Urban Renewal Area.

Council member T. Olson moved the approval of the Ordinance on its first reading and that it be filed in the office of the City Clerk for public inspection, as required by law, to be considered for action at a later date; seconded by Council member Hoeger.
Result: ***Approved.***

5. A public hearing was held to consider the Urban Renewal Plan for the proposed Big Cedar East #4 Urban Renewal Area along 76th Avenue SW (Scott Mather). (Council Priority) No comments or objections were heard or filed.

1408-12-25 a. Resolution approving the Urban Renewal Plan for the Big Cedar East #4 Urban Renewal Area along 76th Avenue SW.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

b. First Reading: Ordinance relating to the collection of tax increments within the Big Cedar East #4 Urban Renewal Area.

Council member Maier moved the approval of the Ordinance on its first reading and that it be filed in the office of the City Clerk for public inspection, as required by law, to be considered for action at a later date; seconded by Council member S. Olson.
Result: ***Approved.***

6. A public hearing was held to consider an Amended and Restated Development Agreement with QTS Cedar Rapids I, LLC and related property owners for a data center campus along 76th Avenue SW (Scott Mather). (Council Priority) No comments or objections were heard or filed.

1409-12-25 a. Resolution authorizing execution of an Amended and Restated Development Agreement with QTS Cedar Rapids I, LLC and related property owners for a data center campus along 76th Avenue SW.

Council member S. Olson moved to approve; seconded by Council member Todd.
Result: ***Approved.***

7. A public hearing was held to consider the vacation of a 0.04-acre permanent water main easement within the A Avenue NW right of way (Rob Davis). (Council Priority) No comments or objections were heard or filed.

1410-12-25 a. Resolution vacating a 0.04-acre permanent water main easement within the A Avenue NW right of way.

Council member Todd moved to approve; seconded by Council member Vanorny.
Abstain: Council member T. Olson.
Result: ***Approved.***

8. A public hearing was held to consider the vacation of a 0.01-acre permanent water main easement south of A Avenue between 1st Street and vacated 2nd Street NW (Rob Davis). (Council Priority) No comments or objections were heard or filed.

1411-12-25 a. Resolution vacating a 0.01-acre permanent water main easement south of A Avenue between 1st Street and vacated 2nd Street NW.

Council member Vanorny moved to approve; seconded by Council member Poe.
Abstain: Council member T. Olson.
Result: ***Approved.***

9. A public hearing was held to consider the vacation of a 0.19-acre permanent water main easement south of A Avenue between vacated 2nd Street NW and Interstate 380 (Rob Davis). (Council Priority) No comments or objections were heard or filed.

1412-12-25 a. Resolution vacating a 0.19-acre permanent water main easement south of A Avenue between vacated 2nd Street NW and Interstate 380.

Council member Poe moved to approve; seconded by Council member Overland.
Abstain: Council member T. Olson.
Result: ***Approved.***

10. A public hearing was held to consider the proposed plans, specifications, form of contract and estimated cost for the Ellis Road NW at Rawson Lane Sanitary Sewer Improvements project (estimated cost is $750,000) (Ben Worrell). No comments or objections were heard or filed.

1413-12-25 a. Resolution adopting plans, specifications, form of contract and estimated cost for the Ellis Road NW at Rawson Lane Sanitary Sewer Improvements project.

Council member Overland moved to approve; seconded by Council member T. Olson.
Result: ***Approved.***

Public comments were heard.

Motion to approve the agenda.

Council member T. Olson moved to approve; seconded by Council member Hoeger.
Result: ***Approved.***

Motion to approve the consent agenda.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

11. Motion to approve the minutes.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1414-12-25 12. Resolution approving and authorizing a form of Loan and Disbursement Agreement with the Iowa Finance Authority; authorizing, providing for the issuance, and securing the payment of $33,400,000 in Sewer Revenue Capital Loan Notes, Series 2025D; and providing for a method of payment of the notes, which includes approval of a Tax Exemption Certificate.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1415-12-25 13. Resolution approving and authorizing a form of Loan and Disbursement Agreement with the Iowa Finance Authority; authorizing, providing for the issuance, and securing the payment of $25,100,000 in Sewer Revenue Capital Loan Notes, Series 2025E; and providing for a method of payment of the notes.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1416-12-25 14. Resolution approving and authorizing a form of Loan and Disbursement Agreement with the Iowa Finance Authority; authorizing, providing for the issuance, and securing the payment of $12,500,000 in Water Revenue Capital Loan Notes; and providing for a method of payment of the notes.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1417-12-25 15. Resolution authorizing the establishment of two-way yield control at the intersection of Klinger Street and Mayden Avenue SW, yielding traffic on Klinger Street for traffic on Mayden Avenue.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1418-12-25 16. Resolution authorizing the establishment of two-way stop control at the intersection of Underwood Avenue and Rockhurst Drive SW, stopping traffic on Underwood Avenue for traffic on Rockhurst Drive.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1419-12-25 17. Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the Mount Vernon Road SE from 14th Street to 20th Street Pavement Improvements project. (Paving for Progress)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1420-12-25 18. Resolution setting a public hearing for January 13, 2026 to consider the proposed Amendment No. 1 to the Rose Cottage 2 Urban Revitalization Area for property along Prairie View Lane SW.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

19. Motions setting public hearing dates for:
   a. January 13, 2026 – to consider annexation of land at 4750 Woodview Drive NE and 3920 Emerson Avenue NE as requested by Cypress Real Estate, LLC and Ronald White.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

b. January 13, 2026 – to consider annexation of land along 76th Avenue and Tissel Hollow Road as requested by QTS Cedar Rapids Land, LLC and Iowa Land and Building Company.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

20. Motion approving the beer/liquor/wine applications of:
    a. Cafe Tacuba, 1006 3rd Street SE.
    b. CityWalk Eatery, 102 2nd Street SE.
    c. Escapology Cedar Rapids, 3998 Westdale Parkway SW, Suite 400.
    d. Homewood Suites, 1140 Park Place NE (new).
    e. Jim's Foods, 812 6th Street SW.
    f. La Cantina, 5400 Edgewood Road NE.
    g. Lion Bridge Brewing Company, 59 16th Avenue SW.
    h. Little Bohemia, 1317 3rd Street SE.
    i. Perkins #1175, 315 Collins Road NE.
    j. Persis Biryani Indian Grill, 4862 1st Avenue NE (new).
    k. The Inn, 175 Jacolyn Drive NW.
    l. Union Station, 1724 16th Avenue SW.
    m. Union Station Hall, 1736 16th Avenue SW.
    n. Uptown Liquor & Tobacco, 2000 Wiley Boulevard SW, Suites 106-107.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

21. Resolutions approving:

<u>1421-12-25</u> a. Payment of bills.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

<u>1422-12-25</u> b. Payroll.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

22. Resolutions appointing the following individuals:

<u>1423-12-25</u> a. Appointing Alicia Haan (effective through June 30, 2028) to the Affordable Housing Commission.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

<u>1424-12-25</u> b. Appointing Jordan Bigbee (effective through June 30, 2028) to the Cedar Rapids Historic Preservation Commission.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

<u>1425-12-25</u> c. Appointing Deb Bailey (effective through June 30, 2028) to the Public Art Commission.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1426-12-25 d. Appointing Todd Barker (effective through June 30, 2027) to the Zoning Advisory Group.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

23. Resolution approving special event application and road closures for:

1427-12-25 a. City of Cedar Rapids Tree Lighting at Greene Square on December 6, 2025.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

24. Resolutions approving assessment actions:

1428-12-25 a. Intent to assess – Solid Waste and Recycling – cleanup costs – two properties. (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1429-12-25 b. Levy assessment – Solid Waste and Recycling – cleanup costs – three properties. (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1430-12-25 c. Intent to assess – Water Division – delinquent municipal utility bills – 40 properties.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1431-12-25 d. Levy assessment – Water Division – delinquent municipal utility bills – 63 properties.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

25. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:

1432-12-25 a. 3rd Street SE East of 16th Avenue Public Parking Lot Improvements project, Change Order No. 5 deducting the amount of $1,949.75, final payment in the amount of $9,398.68 and 4-year Performance Bond submitted by Eastern Iowa Excavating & Concrete (original contract amount was $187,876.02; final contract amount is $187,973.61).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1433-12-25 b. 26th Street SW over Prairie Creek Bridge Deck Overlay project, Change Order No. 2 deducting the amount of $6,874, final payment in the amount of $6,992.13 and 4-year Performance Bond submitted by Jasper Construction Services (original contract amount was $234,545.01; final contract amount is $233,071.01). (Paving for Progress)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1434-12-25 c. Prairie Valley Feeder Main Relocation project, Change Order No. 10 deducting the amount of $50,768.40, final payment in the amount of $226,464.20 and 4-year Maintenance Bond submitted by Maxwell Construction (original contract amount was $3,347,810.45; final contract amount with this amendment is $4,529,283.90).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1435-12-25 d. Replace Third Floor Roof at the Downtown Library project, final payment in the amount of $10,791.95 and 2-year Performance Bond submitted by T&K Roofing Company (original contract amount was $217,702; final contract amount is $217,702).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1436-12-25 e. J Avenue Water Treatment Plant Dehumidification Improvements project, final payment in the amount of $133,644.51 and 2-year Performance Bond submitted by WRH, Inc. (original contract amount was $2,634,000; final contract amount is $2,672,890.24).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

26. Resolutions approving actions regarding purchases, contracts and agreements:

1437-12-25 a. Second Amendment to Agreement for Covenants and Restrictions with the Iowa Economic Development Authority for various properties purchased through the Community Development Block Grant program after the 2008 flood.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1438-12-25 b. Cooperative Agreement with the Iowa Office of Civil Rights for the processing of intakes and resolution of civil rights complaints by the Cedar Rapids Civil Rights Commission in fiscal year 2026.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1439-12-25 c. Amendment No. 1 to the 28E Agreement with the Linn County Sheriff's Office to acquire and implement a new public safety software system.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1440-12-25 d. Cedar Rapids Transit grant application to the Corridor Metropolitan Planning Organization in the amount of $4,495,124 for the purchase of six replacement buses in fiscal years 2030 and 2031.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1441-12-25 e. Memorandum of Understanding with the Waterfront Alliance for Waterfront Edge Design Guidelines verification for the Time Check and Riverfront Greenway Parks. (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1442-12-25 f. Renewal of the health insurance administration agreement with Wellmark Blue Cross Blue Shield for an amount not to exceed $1,067,177.50 for 2026.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1443-12-25 g. Purchase of stop loss health insurance coverage from Wellpoint Life & Health Insurance Company in the amount of $548,570 for 2026.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1444-12-25 h. Fleet Services Division purchase of an asphalt milling machine from Asphalt Zipper Inc. for use by the Streets Division in the amount of $389,931.75.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1445-12-25 i. Amendment No. 19 to the contract with USIC Locating Services, LLC for fiber locating and marking services for the Information Technology Department to extend the contract and add services in the amount of $12,000 (original contract amount was $170,000; total contract amount with this amendment is $587,000).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1446-12-25 j. Amendment No. 11 to renew the contract with Alexander Chemical Corporation for liquid chlorine for the Water Division and the Water Pollution Control Facility for an annual amount not to exceed $1,800,000 (original contract amount was $900,000; renewal contract amount is $1,800,000).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1447-12-25 k. Amendment No. 2 to renew the contract with Airgas USA, LLC for liquid oxygen for the Water Pollution Control Facility for an annual amount not to exceed $254,700 (original contract amount was $243,900; renewal contract amount is $254,700).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1448-12-25 l. Amendment No. 1 to renew the contract with Carus LLC for zinc orthophosphate for the Water Division for an annual amount not to exceed $186,300 (original contract amount was $163,300; renewal contract amount is $186,300).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1449-12-25 m. Amendment No. 3 to renew the contract with Hydrite Chemical Company for liquid magnesium bisulfite for the Water Pollution Control Facility for an annual amount not to exceed $762,500 (original contract amount was $586,500; renewal contract amount is $762,500).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1450-12-25 n. Amendment No. 3 to renew the contract with Hydrite Chemical Company for nitric acid for the Water Pollution Control Facility for an annual amount not to exceed $126,900 (original contract amount was $116,100; renewal contract amount is $126,900).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1451-12-25 o. Amendment No. 7 to renew the contract with Hydrite Chemical Company for phosphoric acid for the Water Pollution Control Facility for an annual amount not to exceed $103,000 (original contract amount was $200,000; renewal contract amount is $103,000).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1452-12-25 p. Amendment No. 4 to renew the contract with Inland Environmental Resources, Inc. for magnesium hydroxide for the Water Pollution Control Facility for an annual amount not to exceed $1,380,000 (original contract amount was $882,000; renewal contract amount is $1,380,000).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1453-12-25 q. Amendment No. 3 to renew the contract with Linde, Inc. for liquid carbon dioxide for the Water Division for an annual amount not to exceed $447,500 (original contract amount was $435,000; renewal contract amount is $447,500).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1454-12-25 r. Amendment No. 4 to renew the contract with Mississippi Lime Company for quicklime for the Water Division and the Water Pollution Control Facility for an annual amount not to exceed $4,339,246.50 (original contract amount was $2,600,000; renewal contract amount is $4,339,246.50).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1455-12-25 s. Amendment No. 1 to renew the contract with Polydyne, Inc. for polymer Clarifloc C-321 for the Water Pollution Control Facility for an annual amount not to exceed $1,155,000 (original contract amount was $1,155,000; renewal contract amount is $1,155,000).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1456-12-25 t. Amendment No. 4 to renew the contract with Rowell Chemical Corporation for sodium hydroxide for the Water Pollution Control Facility for an annual amount not to exceed $357,500 (original contract amount was $350,000; renewal contract amount is $357,500).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1457-12-25 u. Amendment No. 5 to renew the contract with Rowell Chemical Corporation for sodium hypochlorite for the Water Pollution Control Facility for an annual amount not to exceed $150,000 (original contract amount was $70,500; renewal contract amount is $150,000).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1458-12-25 v. Amendment No. 1 to renew the contract with Tanner Industries, Inc. for anhydrous ammonia for the Water Division for an annual amount not to exceed $143,880 (original contract amount was $117,720; renewal contract amount is $143,880).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1459-12-25 w. Amendment No. 2 to renew the contract with Univar Solutions USA, Inc. for sodium silicofluoride for the Water Division for an annual amount not to exceed $160,000 (original contract amount was $151,040; renewal contract amount is $160,000).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1460-12-25 x. Amendment No. 1 to renew the contract with USP Technologies for hydrogen peroxide for the Water Pollution Control Facility for an annual amount not to exceed $124,465 (original contract amount was $117,530; renewal contract amount is $124,465).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1461-12-25 y. Amendment No. 4 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. for an amount not to exceed $20,616 for the Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill project (original contract amount was $160,614; total contract amount with this amendment is $217,190). (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1462-12-25 z. Professional Services Agreement with Black & Veatch Corporation for an amount not to exceed $164,983 for the Nitric Acid Tank and LPO Pump Evaluation project.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1463-12-25 aa. Amendment No. 6 to the Professional Services Agreement with CDM Smith, Inc. for an amount not to exceed $112,235 for the NWTP Expansion Contract 1 project (original contract amount was $2,098,081; total contract amount with this amendment is $4,559,714).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1464-12-25 ab. Professional Services Agreement with Corrosion Probe, Inc. for an amount not to exceed $27,300 for the WPCF Low-Pressure Oxidation System Assessment project.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1465-12-25 ac. Professional Services Agreement with Emerging Compounds Treatment Technologies for an amount not to exceed $238,800 for the WPCF Influent and Effluent Per- and Polyfluoroalkyl Substances Study project.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1466-12-25 ad. Professional Services Agreement with HR Green, Inc. for an amount not to exceed $223,580 for the 3rd and 4th Avenue SW Gatewells project.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1467-12-25 ae. Professional Services Agreement with HR Green, Inc. for an amount not to exceed $135,000 for the O Avenue NW Elevation Time Check project. (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1468-12-25 af. Amendment No. 27 to the Professional Services Agreement with Stanley Consultants for an amount not to exceed $472,000 for the Cedar Rapids Flood Mitigation Services – East Side Phase 1 Consulting Services project (original contract amount was $3,959,599; total contract amount with this amendment is $52,289,848). (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1469-12-25 ag. Professional Services Agreement with Strand Associates, Inc. for an amount not to exceed $124,000 for the 2026 Water System VFD Replacements project.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1470-12-25 ah. Change Order No. 20 in the amount of $2,020 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 $8,330,293.75).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1471-12-25 ai. Change Order No. 4 in the amount of $31,907.50 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 $1,293,914.04).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1472-12-25 aj. Change Order No. 6 in the amount of $27,463.75 with E & F Paving Co., LLC for 42nd Street NE from Edgewood Road to Pine View Drive Pavement Improvements project (original contract amount was $4,381,112.55; total contract amount with this amendment is $4,488,337.71). (Paving for Progress)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1473-12-25 ak. Change Order No. 1 in the amount of $1,384.15 and Change Order No. 2 in the amount of $30,745.39 with Eastern Iowa Excavating & Concrete for the 8th Street NE from 1st Avenue E to A Avenue NE Pavement Rehabilitation project (original contract amount was $294,322.60; total contract amount with these amendments is $326,452.14). (Paving for Progress)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1474-12-25 al. Change Order No. 2 in the amount of $47,193.29 with Eastern Iowa Excavating & Concrete for the 2025 Transit Stop Improvements project (original contract amount was $142,632.25; total contract amount with this amendment is $198,432.94). (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1475-12-25 am. Change Order No. 3 in the amount of $169,407.28 with Eastern Iowa Excavating & Concrete for the Advance FCS Grading, Utility, and Concrete Repair Package project (original contract amount was $1,106,942.50; total contract amount with this amendment is $1,342,616.78).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1476-12-25 an. Change Order No. 3 in the amount of $59,480.81 with General Constructors for the Alliant Energy Lightline Bridge project (original contract amount was $14,994,902.80; total contract amount with this amendment is $15,125,135.87). (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1477-12-25 ao. Change Order No. 7 in the amount of $3,974.04 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 $18,330,440.91).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1478-12-25 ap. Change Order No. 7 in the amount of $1,546 with Midwest Concrete Inc. for the 2025 Pavement Milling and Curb Repair project (original contract amount was $3,531,506.86; total contract amount with this amendment is $3,861,432.10). (Paving for Progress)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1479-12-25 aq. Change Order No. 6 deducting the amount of $156,007.77 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 $3,355,719.28).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1480-12-25 ar. Change Order No. 34 in the amount of $19,406 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 $23,379,600.26). (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1481-12-25 as. Change Order No. 8 in the amount of $50,773.37 with Pirc-Tobin Construction, Inc. for the 3rd Street SW from Diagonal Drive to 3rd Avenue Reconstruction project (original contract amount was $2,722,666.15; total contract amount with this amendment is $2,862,181.70). (Paving for Progress)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1482-12-25 at. Change Order No. 16 in the amount of $2,692.50 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 $4,144,194.58). (Paving for Progress)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1483-12-25 au. Total Acquisition Purchase Agreement in the amount of $1 and accepting a Warranty Deed from Landmark Development Corp. for the detention basin northeast of the intersection of M Avenue and Wiley Boulevard NW.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1484-12-25 av. Supplemental Purchase Agreement in the amount of $850 with Vast Property Investments, LLC for sign relocation at 2055 Blairs Ferry Road NE in connection with the Blairs Ferry Road NE from North Towne Place NE to Sammi Drive NE Sidewalk Infill project. (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1485-12-25 aw. Offers to Purchase and Agreements with the owners of two properties for a total amount of $263.33 for Temporary Construction Easements in connection with the Cherokee Trail Phase III project. (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1486-12-25 ax. Offer to Purchase and Agreement in the amount of $654 and accepting a Permanent Easement Agreement from Casey's Marketing Company for land at 235 Edgewood Road NW in connection with the Cherokee Trail Phase III project. (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1487-12-25 ay. Purchase Agreement in the amount of $14,000 and accepting a Permanent Easement from Shirley Votroubek for land at 115 Benesh Lane in connection with the South Hoosier Lift Station Replacement project.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1488-12-25 az. Amendment to a Non-Franchise Utility Permit Agreement with Mercy Medical Center for access to the public right of way to expand the service area of its fiber network. (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1489-12-25 ba. Amendment to the Non-Franchise Utility License Agreement with Qwest Corporation for access to the public right of way to expand the service area of its fiber network. (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1490-12-25 bb. License Agreement for Use and Occupation of Right-of-Way with Rockwell Collins, Inc. for access to the public right of way to operate eight monitoring wells. (Council Priority)

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1491-12-25 bc. Awarding and approving contract in the amount of $248,316.42, bond and insurance of Jones Contractors & Associates LLC for the Vinton Ditch Sediment Removal project (estimated cost was $150,000).

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

1492-12-25 27. Report on bids for the FY 2026 Tree and Vegetation Removal project (estimated cost is $120,000) (Ben Worrell).

a. Resolution awarding and approving contract in the amount of $102,867, bond and insurance of Boomerang Corp. for the FY 2026 Tree and Vegetation Removal project.

Council member Maier moved to approve; seconded by Council member Todd.
Absent: Council member S. Olson.
Result: ***Approved.***

1493-12-25 28. Report on bids for the 3rd Street SE Water Main Extension project (estimated cost is $310,000) (Brandon Jennings).

a. Resolution awarding and approving contract in the amount of $173,775.93, bond and insurance of B.G. Brecke, Inc. for the 3rd Street SE Water Main Extension project.

Council member Vanorny moved to approve; seconded by Council member Poe.
Result: ***Approved.***

060-25 29. Ordinance vacating Stone Glen Drive SW right of way as requested by Midwest Development Co.

Council member Overland moved the approval of the Ordinance on its second reading; seconded by Council member T. Olson.
Result: ***Approved.***
Council member Poe moved that the rule requiring three readings on three different days be suspended and the Ordinance be adopted on its third and final reading; seconded by Council member Todd.
Result: ***Adopted.***

1494-12-25 a. Resolution authorizing the disposition of Stone Glen Drive SW right of way to Midwest Development Co.

Council member Hoeger moved to approve; seconded by Council member Maier.
Result: ***Approved.***

30. Ordinance relating to the collection of tax increments within the Tractor Supply Urban Renewal Area along Williams Boulevard SW. (Council Priority)

Council member S. Olson moved the approval of the Ordinance on its second reading; seconded by Council member Todd.
Result: ***Approved.***

City Manager communications were heard.

Motion to adjourn.

Council member T. Olson moved to approve; seconded by Council member Overland.
Result: ***Approved.***

City Council adjourned at 1:03 PM to meet Tuesday, December 16, 2025 at 4:00 PM.

Alissa Van Sloten, City Clerk