

Cargill Rail Yard Town Hall Meeting

March 31, 2021

Agenda



- 1730 - 1735 Welcome & Meeting Objectives (Dan Pulis)
- 1735 - 1740 Webex Etiquette (Webex Moderator)
- 1740 - 1750 Review of last meeting and changes to the plan (Eric Ruttum)
- 1750 - 1810 Construction schedule (Eric Ruttum)
- 1810 - 1815 Project Timeline (Dan Pulis)
- 1815 - 1830 Comments

Meeting Objectives

To provide information on the construction sequence, tasks, and schedule.

Webex Meeting Etiquette

- We will start and end this meeting on time.
- The meeting will be recorded and available for viewing on the City's Development Services/Cargill Rail Yard web page and the Cargill Rail Yard web site.
- We will focus on the meeting objective and adhere to the agenda.
- We ask that all present be respectful of the meeting objective and all participants.
- All lines will be muted during the "presentation"; we will open the lines up (upon request) for suggestions/comments on the design elements.
- One person will speak at a time, as recognized by the Webex operator
- The person speaking will be given 3 minutes to provide comments on the design to allow for others to speak.
- Before speaking, introduce yourself on the call and then share your design suggestion/comment.
- If your comment/suggestion is not design related, the Webex operator will politely acknowledge this and ask you to provide comments only about the design elements. If you choose not to comply, the operator will mute your line.
- Be concise and respectful of others wishing to comment on the design elements suggested/proposed.
- Comments/suggestions that are not heard during the meeting can be sent to Cedar_Rapids@Cargill.com
- Direct media inquiries to Kelly_Sheehan@cargill.com

Design Changes/Updates from January to today

- Berm Design – The berm has been straightened out along Otis Ave.
 - This will create a more uniform look along Otis Ave
 - This will create more detention volume in the conservation area and reduce the amount of dirt hauled into the rail yard for construction
 - With the new berm design the stormwater detention volume on site is great than 87% more volume than the existing Stewart Road property contains
- Planting Plan Updates
 - Added native shrubs on top of the berm
 - Updated species list so all species are now on the Iowa State native species list and/or the Trees Forever list of species to plant in this area
 - Added screening planting between the fishery and the rail yard
- Building Changes
 - Eliminating the office portion of the building, will only be a storage / break building
 - Constructing the office building at the existing corn plant on Otis Road

Design Changes/Updates from January to today

- Neighborhood Property
 - We do not intend to rezone neighborhood properties from residential uses
 - Currently purchased properties will be resold as residential properties later
- Area Lighting Plan
 - Eliminating the large “stadium style” lights
- Outdoor Security Lighting
 - Building lighting will be motion activated where possible
 - Reduced outdoor lighting will reduce impact on nighttime pollinator species

Construction Schedule and Information

- Construction will begin in April with tree removal, clearing, and grubbing
- PCI will only be doing construction between 7AM and 7PM and only from Monday-Saturday
- PCI from Reinbeck Iowa has been selected as our civil contractor
 - PCI is a highly respected civil contractor who is frequently seen doing large interstate highway projects
 - They are currently working on the I-380 interchange in Coralville
- Safety orientation / pre-mobilization review has been held
- Safety orientation will be held with employees working on the project as well
- Trucks entering site will all be road legal weights/sizes or permitted loads that are not possible to reduce weight (heavy earth moving equipment)

Construction Schedule and Information

- Dirt for grading will come primarily from the Cargill plant on Otis Road
 - Mixture of dirt from:
 - Previous earthen berms on the west side of the facility
 - Construction on going on site (new buildings, flood wall)
 - City projects that had dirt to dispose of
 - These trucks will come down Otis Road
- Sub-ballast and ballast will come from quarries in the greater Cedar Rapids area
 - These trucks will come in from Highway 151 via Bertram Road and Otis Road
- Construction entrances to the property will be along Cole St and Otis Ave SE
 - Construction trucks will use the entrance most appropriate to reduce tight turns, traffic delays, and logistical issues

Construction Schedule and Information

- Dirt work to occur from mid-April to July timeframe
- There will be distinct periods where more material is brought on site to facilitate construction
 - Material flow to site will not be heavy throughout the entire earth moving duration
 - Dirt and sub-ballast will be brought in during this period
- Rail work to occur from July through October timeframe
- Rail work to commence after dirt work is completed
 - Rails, ties, rail equipment will first be brought in
 - These truck volumes are much lower than the volumes for dirt work
 - Ballast will be brought in during this period
- Trees and shrub planting is planned to occur this fall
- Most of the seed planting is planned for this fall
- There may be some final plantings to be done in Spring 2022 depending on construction progress and weather

Cargill Rail Yard Timeline



- January 20, 2021 Town Hall Webex Meeting – Stewart Road land design suggestions
 - March 2021 Town Hall Webex Meeting - Pre-construction news
 - April 2021 Execution of Development Agreement, including property closings (Stewart Road and two farm parcels)
 - April 2021 Rail Yard construction begins
 - July 2021 Town Hall Webex Meeting – Mid-construction update
 - November 2021 Construction completed/Rail Yard starts operating
 - May 2022 Town Hall Webex Meeting – Post-construction feedback
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Please send feedback/questions to:

Cedar_Rapids@cargill.com



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