

“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, December 5, 2023 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

PUBLIC HEARINGS

1. ~~A public hearing will be held to consider a Development Agreement with Matthew 25 for a housing redevelopment project at 1021-1033 8th Street NW under the City's Above Standard Economic Development Program. CIP/DID #DISP-0035-2020~~ **CANCELLED AT THE REQUEST OF THE CITY MANAGER'S OFFICE.**
2. A public hearing will be held to consider the Resolution of Necessity (Proposed) for the 2024 Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill project (Ken DeKeyser). CIP/DID #301878-00
 - a. Resolution with respect to the adoption of the Resolution of Necessity for the 2024 Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill project.
3. A public hearing will be held to consider the Resolution of Necessity (Proposed) for the Crestwood Drive NW Roadway and Pedestrian Improvements project (Ken DeKeyser). CIP/DID #301946-00
 - a. Resolution with respect to the adoption of the Resolution of Necessity for the Crestwood Drive NW Roadway and Pedestrian Improvements project.
4. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 35th Street NE from Oakland Road to F Avenue Pavement Reconstruction project (estimated cost is \$4,630,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012336-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 35th Street NE from Oakland Road to F Avenue Pavement Reconstruction project.

5. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the FY24 Draintile Program project (estimated cost is \$280,000) (Ben Worrell). CIP/DID #304998-09
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the FY24 Draintile Program 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.

6. Motion to approve the minutes.
7. Resolution amending hourly rates for private development inspections. CIP/DID #49-19-010
8. Resolution adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of the Taft and West Willow Safe Routes to School project. CIP/DID #301948-00
9. Resolution accepting work and fixing amount to be assessed for the 66th Avenue SW from Locust Street to 6th Street Pavement and Drainage Improvements project. **(Paving for Progress)** CIP/DID #3012129-00
10. Resolution accepting work and fixing amount to be assessed for the Oakland Road NE and Old Marion Road NE from Center Street to Regent Street Pavement Reconstruction project. **(Paving for Progress)** CIP/DID #3012148-00
11. Resolution authorizing the Mayor to attend the U.S. Conference of Mayors' 92nd Winter Meeting in Washington, DC in January 2024 for the amount of \$3,143.34. CIP/DID #CNC004-23
12. Resolution setting a public hearing for December 19, 2023 to consider the vacation and disposition of Edgewood Road SW south of Wright Brothers Boulevard SW, and the former Wright Brothers Boulevard SW from approximately 2,100 feet east of Cessna Place SW to 1,500 feet west of Cessna Place SW, to the Cedar Rapids Airport Commission. CIP/DID #00-24-101

13. Motion authorizing publication of a public notice that on December 19, 2023 a resolution will be considered to authorize Amendment No. 1 to renew the Lease Agreement with VB-S1 Assets LLC for Boyson Tower communication equipment. CIP/DID #OB300200
14. Motions setting public hearing dates for:
 - a. December 19, 2023 – to consider a change of zone for property at 3233 Blairs Ferry Road NE from S-RMF, Suburban Residential Medium Flex District, and A-AG, Agricultural District, to S-MC, Suburban Mixed Use Community Center District, as requested by First Assembly of God Church. CIP/DID #RZNE-034158-2023
 - b. December 19, 2023 – to consider amending the Future Land Use Map of the Comprehensive Plan for vacant land in the 3800 block of Union Drive SW from U-LI, Urban – Low Intensity, to U-LL, Urban – Large Lot, as requested by Justin Holland. CIP/DID #FLUMA-034094-2023
15. Motion 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. **December 19, 2023 – Tower Terrace Road: Phase B – PCC Pavement project (estimated cost is \$6,400,000. CIP/DID #301666-07)**
16. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
 - a. Bruce more, 2160 Linden Drive SE (5-day license for an event).
 - b. Bruce more, 2160 Linden Drive SE (14-day license for an event).
 - c. Cedar Rapids Galaxy 16 Cinema, 5340 Council Street NE.
 - d. Kafe Tacuba, 1006 3rd Street SE (new – formerly Fong’s Pizza).
 - e. Lion Bridge Brewing Company, 59 16th Avenue SW.
 - f. Little Bohemia, 1317 3rd Street SE.
 - g. Quarter Barrel Arcade & Brewery, 616 2nd Avenue SE (new – change in license class).
 - h. The Station, 3645 Stone Creek Circle SW.
 - i. Tycoon, 427 2nd Avenue SE (5-day license for an event).
17. Resolutions approving:
 - a. Payment of bills. CIP/DID #FIN2023-01
 - b. Payroll. CIP/DID #FIN2023-02
18. Resolutions approving assessment actions:
 - a. Intent to assess – Solid Waste and Recycling – cleanup costs – six properties. CIP/DID #SWM-021-23
 - b. Levy assessment – Solid Waste and Recycling – cleanup costs – nine properties. CIP/DID #SWM-019-23
 - c. Levy assessment – Solid Waste and Recycling – delinquent weed mowing charges – 27 properties. CIP/DID #FIN2023-07
 - d. Intent to assess – Water Division – delinquent municipal utility bills – 30 properties. CIP/DID #WTR120523-01
 - e. Levy assessment – Water Division – delinquent municipal utility bills – 22 properties. CIP/DID #WRT102423-01
19. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
 - a. Water system improvements in L Street 2nd Addition and 4-year Maintenance Bond submitted by Koelker Excavating, Inc. in the amount of \$27,464. CIP/DID #2023086-01

- b. Water system improvements in L Street 2nd Addition and 4-year Maintenance Bond submitted by Wax Excavating, Inc. in the amount of \$12,000. CIP/DID #2023086-02
20. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
- a. 6th Street SW from 76th Avenue to 2,000' South project, final payment in the amount of \$42,819.55 and 4-year Performance Bond submitted by E & F Paving Co., LLC (original contract amount was \$3,335,500; final contract amount is \$3,210,422.96). CIP/DID #301882-02
 - b. CR Transit Maintenance Garage project, final payment in the amount of \$49,711 and 2-year Performance Bond submitted by Garling Construction Inc. (original contract amount was \$2,774,000; final contract amount is \$3,004,989.48). CIP/DID #PUR0821-050
21. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Addendum to the agreement for a Surface Transportation Program project with the Iowa Department of Transportation for additional funding for the Lindale Trail Phase II project. CIP/DID #325071-00
 - b. Grant application in the amount of \$15,000 to the State Historic Preservation Office for the first phase of an intensive survey of the Vernon Heights area. CIP/DID #CD-0046-2018
 - c. Grant application in the amount of \$1,361,000 to the Corridor Metropolitan Planning Organization for the purchase of three replacement buses in fiscal year 2029. CIP/DID #TRN2023-08
 - d. Grant application in the amount of \$1,653,000 to the Corridor Metropolitan Planning Organization for federal Surface Transportation Block Grant funding for the Sac and Fox Trail Extension Segment 2 project. CIP/DID #325049-00
 - e. Grant application in the amount of \$13,753,600 to the Corridor Metropolitan Planning Organization for federal Surface Transportation Block Grant funding for the construction of the 6th Street SW from 16th Avenue to 1st Avenue Reconstruction project. CIP/DID #301099-00
 - f. Memorandum of Understanding with Linn County, the Housing Fund for Linn County, Waypoint Services and Willis Dady Emergency Shelter, Inc. for the operation of the Linn County Winter Overflow Shelter. CIP/DID #CD-0075-2021
 - g. 28E Agreement with Linn County for road maintenance, construction, and snow and ice control along joint corporate limits. CIP/DID #80-24-019
 - h. 28E Agreement with Linn Mar Community School District for an amount not to exceed \$2,192.67 for the adult crossing guard program for fiscal year 2024. CIP/DID #60-24-011
 - i. Amendments to various agreements related to the City's HOME Investment Partnership program for Quarton Place, 85 Harbet Avenue NW, to reflect the transfer of ownership from Harbet Avenue Limited Partnership to Affordable Housing Network, Inc. CIP/DID #CDBG-FY01
 - j. Amendment No. 1 to the Development Agreement with OFB, LLC for a redevelopment project at 415-421 C Ave NW. CIP/DID #DISP-0028-2019
 - k. Renewal of the Easement Agreement with United Real Estate Holdings, LLC and Andy Schumacher for the use and maintenance of the pocket park at 209 and 213 2nd Street SE. CIP/DID #CD-0054-2019
 - l. Accepting a Warranty Deed from Northtowne Lot 6 LLC for the dedication of street right-of-way along the south side of Blairs Ferry Road NE, west of Sammi Drive NE. CIP/DID #ASDP-027662-2018

- m. Purchase Agreement in the amount of \$9,325 and accepting a Warranty Deed for right-of-way and a Temporary Grading Easement for Construction from Hy-Vee, Inc., for land at 2300 Bowling Street SW in connection with the Bowling Street Trail project. CIP/DID #325072-00
- n. Purchase Agreement in the amount of \$10,380 and accepting a Warranty Deed for right-of-way and a Temporary Grading Easement for Construction from Hy-Vee, Inc., for land at 20 Wilson Avenue SW in connection with the Bowling Street Trail project. CIP/DID #325072-00
- o. Amendment No. 3 to the contract with Terracon Consultants, Inc. for Phase I environmental site assessments for the Community Development Department to add work in the amount of \$14,000 (original contract amount was \$18,650; total contract amount with this amendment is \$61,150). CIP/DID #PUR0523-288
- p. Amendment No. 1 to renew the contract with American Solutions for Business to print a magazine-style newsletter for the Communications Division for an annual amount not to exceed \$205,000 (original contract amount was \$175,000; renewal contract amount is \$205,000). CIP/DID #PUR1122-116
- q. Information Technology Department purchase of annual maintenance and support of the City's document and imaging software suite from Hyland Software, Inc. in the amount of \$71,833.03. CIP/DID #IT2023-021
- r. Contract with LBA Foundation to provide youth outreach services through the Cedar Rapids Outreach Program for the Police Department for annual amount not to exceed \$50,000. CIP/DID #PUR0523-290
- s. Amendment No. 4 to renew the contract with Airgas USA, LLC for liquid oxygen for the Water Pollution Control Facility for an annual amount not to exceed \$200,000 (original contract amount was \$150,000; renewal contract amount is \$200,000). CIP/DID #PUR1219-147
- t. Amendment No. 1 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 \$632,500 (original contract amount was \$586,500; renewal contract amount is \$632,500). CIP/DID #PUR1022-097
- u. Amendment No. 1 to renew the contract with Hydrite Chemical Company for nitric acid for the Water Pollution Control Facility for an annual amount not to exceed \$124,200 (original contract amount was \$116,100; renewal contract amount is \$124,200). CIP/DID #PUR1022-099
- v. Amendment No. 5 to renew the contract with Hydrite Chemical Company for phosphoric acid for the Water Pollution Control Facility for an annual amount not to exceed \$200,000 (original contract amount was \$200,000; renewal contract amount is \$200,000). CIP/DID #PUR1021-121
- w. Amendment No. 8 to renew the contract with Hydrite Chemical Company for urea ammonium nitrate for the Water Pollution Control Facility for an annual amount not to exceed \$75,000 (original contract amount was \$12,500; renewal contract amount is \$75,000). CIP/DID #PUR1019-076
- x. Amendment No. 1 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 \$914,200 (original contract amount was \$882,000; renewal contract amount is \$914,200). CIP/DID #PUR1022-098
- y. Amendment No. 10 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 \$1,100,000 (original contract amount was \$560,000; renewal contract amount is \$1,100,000). CIP/DID #PUR1019-074

- z. Amendment No. 2 to renew the contract with Rowell Chemical Corporation for sodium hydroxide for the Water Pollution Control Facility for an annual amount not to exceed \$350,000 (original contract amount was \$350,000; renewal contract amount is \$350,000). CIP/DID #PUR1021-123
- aa. Amendment No. 2 to renew the contract with Rowell Chemical Corporation for sodium hypochlorite for the Water Pollution Control Facility for an annual amount not to exceed \$100,000 (original contract amount was \$70,500; renewal contract amount is \$100,000). CIP/DID #PUR1022-100
- ab. Amendment No. 5 to renew the contract with USP Technologies for hydrogen peroxide for the Water Pollution Control Facility for an annual amount not to exceed \$126,000 (original contract amount was \$100,000; renewal contract amount is \$126,000). CIP/DID #PUR1019-072
- ac. Amendment No. 9 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). CIP/DID #PUR1021-130
- ad. Amendment No. 2 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 \$3,800,000 (original contract amount was \$2,600,000; renewal contract amount is \$3,800,000). CIP/DID #PUR1021-122
- ae. Amendment No. 6 to renew the contract with Carus LLC for zinc orthophosphate for the Water Division for an annual amount not to exceed \$330,000 (original contract amount was \$120,000; renewal contract amount is \$330,000). CIP/DID #PUR1019-077
- af. Amendment No. 1 to renew the contract with Linde, Inc. for liquid carbon dioxide for the Water Division for an annual amount not to exceed \$435,000 (original contract amount was \$435,000; renewal contract amount is \$435,000). CIP/DID #PUR0922-084
- ag. Amendment No. 7 to renew the contract with Tanner Industries, Inc. for anhydrous ammonia for the Water Division for an annual amount not to exceed \$170,000 (original contract amount was \$80,000; renewal contract amount is \$170,000). CIP/DID #PUR1019-071
- ah. Amendment No. 1 to the Professional Services Agreement with Bolton & Menk, Inc. for an amount not to exceed \$576,627 for design services in connection with the Wright Brothers Boulevard SW from 6th Street to Earhart Lane Intersection Reconstruction project (original contract amount was \$349,900; total contract amount with this amendment is \$926,527). CIP/DID #3018027-03
- ai. Professional Services Agreement with Fehr-Graham Engineering & Environmental for an amount not to exceed \$108,000 for design services in connection with the Kennedy High School Curb Ramp Repairs project. CIP/DID #3016016-26
- aj. Professional Services Agreement with Strand Associates, Inc. for an amount not to exceed \$154,000 for design services in connection with the Mount Mercy University Flood Mitigation Study project. CIP/DID #304553-01
- ak. Amendment No. 3 to the Professional Services Agreement with Willett, Hofmann & Associates, Inc. for an amount not to exceed \$56,650 for the 5th Avenue SE from 5th Street to 19th Street Pavement Rehabilitation project (original contract amount was \$339,847; total contract amount with this amendment is \$448,450). **(Paving for Progress)** CIP/DID #3012381-01
- al. Change Order No. 13 in the amount of \$2,408 with Boomerang Corp. for the 1st Street NW/SW Flood Control System from E Avenue NW to 2nd Avenue SW project (original contract amount was \$8,852,304; total contract amount with this amendment is \$9,585,546). CIP/DID #3312510-30

- am. Change Order No. 20 deducting the amount of \$249,079.03 with Boomerang Corp. for the 6th Street SW from 33rd Avenue to Wilson Avenue Pavement, Sidewalk and Water Main Improvements project (original contract amount was \$6,684,495.60; total contract amount with this amendment is \$8,261,034.64). **(Paving for Progress)** CIP/DID #301695-03
- an. Change Order No. 16 in the amount of \$104,793.73 with Boomerang Corp. for the Ellis Boulevard and 6th Street NW Connector project (original contract amount was \$6,357,840.10; total contract amount with this amendment is \$6,918,345.47). **(Paving for Progress)** CIP/DID #301963-03
- ao. Change Order No. 2 in the amount of \$496,340 with Boomerang Corp. for the Middle McCloud Run Advanced Grading project (original contract amount was \$2,646,566.50; total contract amount with this amendment is \$3,168,413.50). CIP/DID #3314551-01
- ap. Change Order No. 7 deducting the amount of \$62,877.77 with Eastern Iowa Excavating & Concrete, LLC for the 2022 Traffic Signal and Curb Ramp Repair project (original contract amount was \$1,616,296.20; total contract amount with this amendment is \$1,649,101.40). CIP/DID #3016016-22
- aq. Change Order No. 6 in the amount of \$2,208.45 with Eastern Iowa Excavating & Concrete, LLC for the 2023 Fair Oaks Addition Pavement Reconstruction project (original contract amount was \$1,832,924.95; total contract amount with this amendment is \$1,895,689.07). **(Paving for Progress)** CIP/DID #3012285-02
- ar. Change Order No. 4 in the amount of \$31,389.47 with Midwest Concrete, Inc. for the 2023 Pavement Milling and Curb Repair project (original contract amount was \$2,653,297.30; total contract amount with this amendment is \$2,884,779.35). **(Paving for Progress)** CIP/DID #301998-12
- as. Change Order No. 5 deducting the amount of \$16,272.93 with Minturn, Inc. for the FY 2023 Bridge Maintenance – Bid Package 1 project (original contract amount was \$1,961,921; total contract amount with this amendment is \$2,173,174.36). CIP/DID #305150-03
- at. Change Order No. 14 in the amount of \$6,284.50 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 \$20,216,310.30). CIP/DID #3314510-20
- au. Change Order No. 6 in the amount of \$5,982.50 with Pirc-Tobin Construction, Inc. and partial final payment in the amount of \$35,343.02 for the Cedar River Trail SE Reconstruction, CRANDIC Railroad to 16th Avenue project (original contract amount was \$655,010.05; total contract amount with this amendment is \$794,348.78). CIP/DID #3316510-72
- av. Change Order No. 5 in the amount of \$8,388.20 with Pirc-Tobin Construction, Inc. for the Mount Vernon Road SE from 14th Street to 20th Street Pavement Improvements project (original contract amount was \$7,877,664.14; total contract amount with this amendment is \$8,036,766.90). **(Paving for Progress)** CIP/DID #3012149-05
- aw. Partial final payment in the amount of \$73,764.82 to Pirc-Tobin Construction, Inc. for the Riverside Skate Park Relocation project (original contract amount was \$1,626,043.71; total contract amount is \$1,656,854.77). CIP/DID #3313520-70
- ax. Change Order No. 16 in the amount of \$1,000 with Rathje Construction Co. for the 1st Avenue E and 1st Street NE Temporary Traffic Signal and Pavement Improvements project (original contract amount was \$500,925.14; total contract amount with this amendment is \$696,874.16). CIP/DID #3315510-67

- ay. Change Order No. 6 in the amount of \$27,314.77 with Rathje Construction Co. for the 11th Avenue SE and 5th Street SE Roadway and Utility Improvements project (original contract amount was \$604,445.89; total contract amount with this amendment is \$682,126.27). CIP/DID #6550051-02
- az. Change Order No. 20 in the amount of \$14,882.71 with Rathje Construction Co. for the Cherokee Trail (Phase 2B) from Cherry Hill Park to Sharon Lane, Along Gordon Avenue through Cherokee Park to Midway Drive NW project (original contract amount was \$3,910,292.97; total contract amount with this amendment is \$4,588,310.10). CIP/DID #325069-07
- ba. Change Order No. 5 in the amount of \$18,432.24 with Rathje Construction Co. for the Ingleside Drive SW Reconstruction project (original contract amount was \$2,247,894.79; total contract amount with this amendment is \$2,431,417.95). **(Paving for Progress)** CIP/DID #3012344-03
- bb. Change Order No. 31 deducting the amount of \$248,399.67 with Rathje Construction Co. for the O Avenue NW Improvements Phase II & III from Edgewood Road NW to 16th Street NW project (original contract amount was \$8,571,345.88; total contract amount with this amendment is \$9,503,570.68). **(Paving for Progress)** CIP/DID #3012121-03
- bc. Change Order No. 3 in the amount of \$1,269.60 with Rathje Construction Co. for the Tower Terrace Road: Phase B Grading project (original contract amount was \$1,043,013.60; total contract amount with this amendment is \$1,097,822.90). CIP/DID #301666-05
- bd. Change Order No. 5 in the amount of \$5,712.69 with Rathje Construction Co. for the Valor Way SW and 1st Street SW Sanitary Sewer Relocation project (original contract amount was \$1,053,349; total contract amount with this amendment is \$1,109,351.16). CIP/DID #3312520-70
- be. Change Order No. 5 deducting the amount of \$4,129.37 with Rathje Construction Co. for the Wiley Boulevard Trail Improvements from Williams Boulevard to 16th Avenue SW project (original contract amount was \$1,487,704.68; total contract amount with this amendment is \$1,550,891.74). CIP/DID #325052-02
- bf. Change Order No. 14 in the amount of \$32,818.08 with Tschiggfrie Excavating Co. for the Lindale Trail Phase 1 From Council Street to East of C Avenue NE project (original contract amount was \$2,553,646.76; total contract amount with this amendment is \$3,028,380.32). CIP/DID #325071-02

REGULAR AGENDA

- 22. Report on bids for the Edgewood Road Transit Stops and Sidewalk project (estimated cost is \$764,000) (Keith Abkes). CIP/DID #3018005-02
- 23. Report on bids for the Nixon Park Pedestrian Bridge Replacement project (estimated cost is \$260,000) (Steve Krug). CIP/DID #PUR1023-104
- 24. Report on bids for the Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements project (estimated cost is \$1,110,000) (Brenna Fall). CIP/DID #327003-02
 - a. Resolution awarding and approving contract in the amount of \$949,309.95, bond and insurance of Boomerang Corp. for the Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements project.

25. Report on bids for the FY 2024 Tree & Vegetation Removal project (estimated cost is \$260,000) (Ben Worrell). **(Paving for Progress)** CIP/DID #301990-31
 - a. Resolution awarding and approving contract in the amount of \$173,750, bond and insurance of Boomerang Corp. for the FY 2024 Tree and Vegetation Removal project.
26. Presentation and resolution adopting the Downtown Vision and Action Plan and incorporating it into EnvisionCR (Jennifer Pratt). CIP/DID #CD-0092-2023

ORDINANCES

Second and possible Third Readings

27. Ordinance granting a change of zone for property at 5104 J Street SW from I-GI, General Industrial District, to T-IM, Traditional Industrial Mixed Use District, as requested by Cedar Valley Properties, LLC. CIP/DID #RZNE-034102-2023

PUBLIC INPUT

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

CITY MANAGER COMMUNICATIONS AND DISCUSSIONS

*****The City Council will meet immediately following the City Council Regular Session to discuss the annual performance review of the City Manager. This meeting may be closed pursuant to Iowa Code Section 21.5(1)(i) (2023).*****

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: Public Works Department

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: PUBLIC HEARINGS

A public hearing will be held to consider the Resolution of Necessity (Proposed) for the 2024 Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill project.

Resolution with respect to the adoption of the Resolution of Necessity for the 2024 Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill project.

CIP/DID #301878-00

EnvisionCR Element/Goal: ConnectCR Goal 2: Build a complete network of connected streets.

Background: This project is to fill missing sidewalk gaps along Blairs Ferry Road NE from North Towne Place to Sammi Drive. This sidewalk infill project was identified as a high pedestrian demand area in the City's Pedestrian Master Plan adopted by Council in December 2019. The assessments will cover the cost of the sidewalk construction according to the City's New Sidewalk Construction Special Assessment Policy.

Following a Public Hearing on this matter, Council will consider an action to proceed with the adoption of a Resolution of Necessity for the 2024 Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill project. Notices were mailed to the property owners proposed to be assessed prior to the scheduled public hearing notifying them of the project, said hearing, and proposed preliminary assessment amounts. Following the public hearing, Council will consider one of the following options:

1. Adopt the Resolution of Necessity as proposed and proceed with the project.
2. Amend the Preliminary Assessments, then adopt the Resolution of Necessity and proceed with the project
3. Defer action until a specified later date
4. Abandon the project

Action/Recommendation: The Public Works Department recommends adoption of the Proposed Resolution of Necessity (1). If public comments are received during the public hearing that require further review, we recommend action be deferred until the December 19, 2023 Council meeting.

Alternative to the Recommendation: If the resolution is not adopted, assessment proceedings will not proceed further. The project will then require additional funding by TIF (Tax Incremental

Financing) and the STP (Surface Transportation Program) grant, or general obligation bonds, or the project must be deferred or abandoned.

Time Sensitivity: Must be acted on either on December 5, 2023 or, alternatively not later than December 19, 2023 due to assessment schedule.

Resolution Date: December 5, 2023

Budget Information: 301/301000/301878-00

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION WITH RESPECT TO THE ADOPTION OF THE RESOLUTION OF NECESSITY PROPOSED FOR THE 2024 BLAIRS FERRY ROAD NE FROM NORTH TOWNE PLACE TO SAMMI DRIVE SIDEWALK INFILL PROJECT (CIP NO. 301878-00)

WHEREAS, this Council has proposed a Resolution of Necessity for the 2024 Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill Project, has given notice of the public hearing thereon as required by law, and

WHEREAS, the public hearing has been held, all persons offering objections have been heard and consideration given to all objections and is pending before this Council, and

WHEREAS, this is the time and place set as provided for the taking of action on the proposed Resolution of Necessity,

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

- Adopted, without amendment, and all objections filed or made having been duly considered and overruled.
- Adopted as amended by the Schedule of Amendments attached hereto as Exhibit A, and made a part thereof by reference. All objections filed or made having been duly considered are overruled.
- Deferred for later consideration to a Council meeting to be held on the _____ day of _____, at _____ o'clock p.m., at this meeting place, with jurisdiction retained for further consideration and action at the adjourned meeting.
- Abandoned.

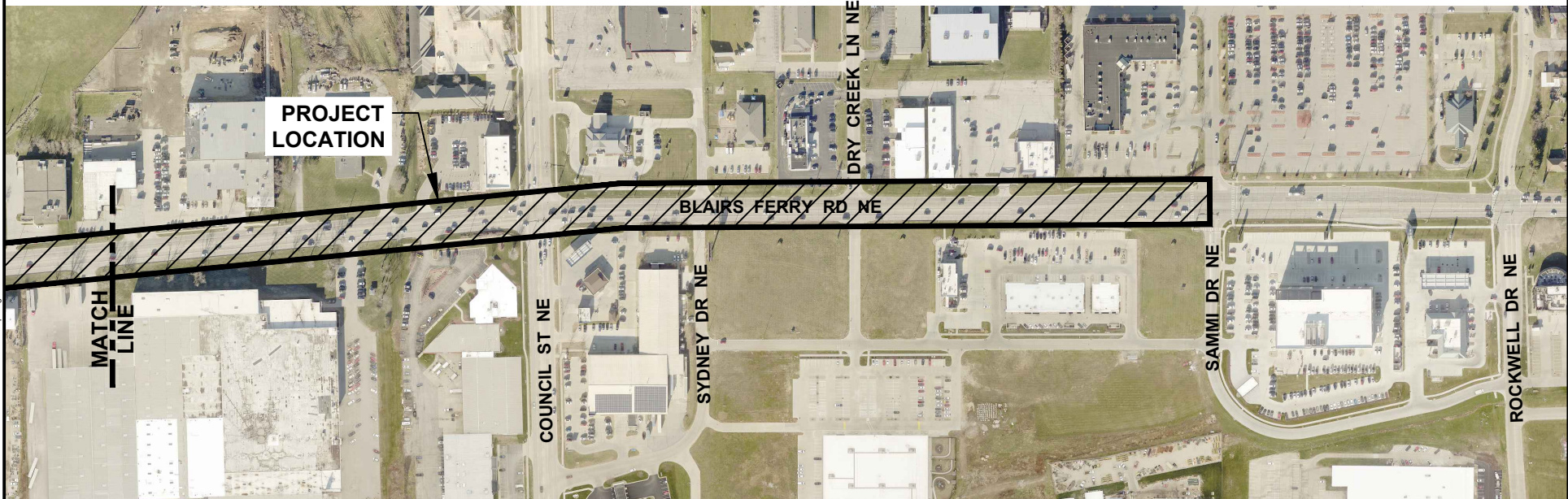
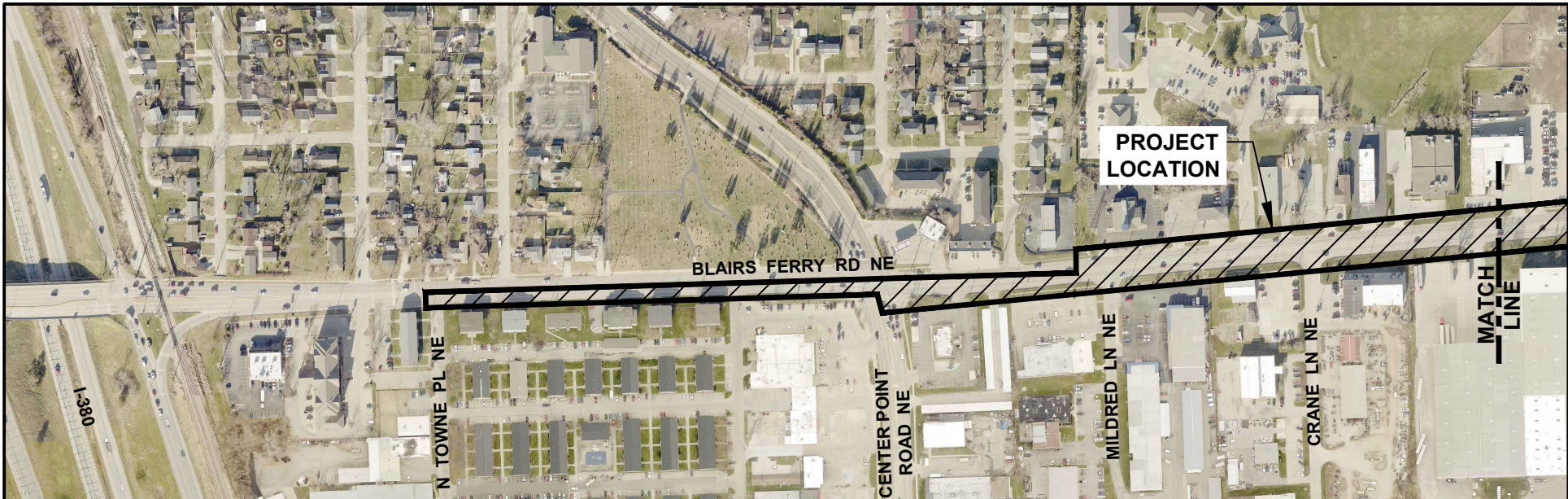
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MayorSignature

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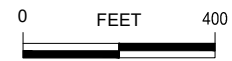
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**BLAIRS FERRY ROAD NE SIDEWALK INFILL FROM
NORTH TOWNE PLACE NE TO SAMMI DRIVE NE**





Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: PUBLIC HEARINGS

A public hearing will be held to consider the Resolution of Necessity (Proposed) for the Crestwood Drive NW Roadway and Pedestrian Improvements project.

Resolution with respect to the adoption of the Resolution of Necessity for the Crestwood Drive NW Roadway and Pedestrian Improvements project.

CIP/DID #301946-00

EnvisionCR Element/Goal: ConnectCR Goal 2: Build a complete network of connected streets.

Background: This project is to install sidewalk infill on Crestwood Dr NW between Westgate Drive and 38th Street, as well as reconstruct/repair pavement between Edgewood Road and Wiley Boulevard. The assessments will cover the cost of the sidewalk construction according to the City's New Sidewalk Construction Special Assessment Policy.

Following a Public Hearing on this matter, Council will consider an action to proceed with the adoption of a Resolution of Necessity for the Crestwood Drive NW Roadway and Pedestrian Improvements project. Notices were mailed to the property owners proposed to be assessed prior to the scheduled public hearing notifying them of the project, said hearing, and proposed preliminary assessment amounts. Following the public hearing, Council will consider one of the following options:

1. Adopt the Resolution of Necessity as proposed and proceed with the project.
2. Amend the Preliminary Assessments, then adopt the Resolution of Necessity and proceed with the project
3. Defer action until a specified later date
4. Abandon the project

Action/Recommendation: The Public Works Department recommends adoption of the Proposed Resolution of Necessity (1). If public comments are received during the public hearing that require further review, we recommend action be deferred until the December 19, 2023 Council meeting.

Alternative to the Recommendation: If the resolution is not adopted, assessment proceedings will not proceed further. The project will then require additional funding by TIF (Tax Incremental

Financing) and the STP (Surface Transportation Program) grant, or general obligation bonds, or the project must be deferred or abandoned.

Time Sensitivity: Must be acted on either on December 5, 2023 or, alternatively not later than December 19, 2023 due to assessment schedule.

Resolution Date: December 5, 2023

Budget Information: 301/301000/301946, NA

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION WITH RESPECT TO THE ADOPTION OF THE RESOLUTION
OF NECESSITY PROPOSED FOR THE CRESTWOOD DRIVE NW ROADWAY
AND PEDESTRIAN IMPROVEMENTS PROJECT (CIP NO. 301946-00)

WHEREAS, this Council has proposed a Resolution of Necessity for the Crestwood Drive NW Roadway and Pedestrian Improvements Project, has given notice of the public hearing thereon as required by law, and

WHEREAS, the public hearing has been held, all persons offering objections have been heard and consideration given to all objections and is pending before this Council, and

WHEREAS, this is the time and place set as provided for the taking of action on the proposed Resolution of Necessity,

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

- Adopted, without amendment, and all objections filed or made having been duly considered and overruled.
- Adopted as amended by the Schedule of Amendments attached hereto as Exhibit A, and made a part thereof by reference. All objections filed or made having been duly considered are overruled.
- Deferred for later consideration to a Council meeting to be held on the _____ day of _____, at _____ o'clock p.m., at this meeting place, with jurisdiction retained for further consideration and action at the adjourned meeting.
- Abandoned.

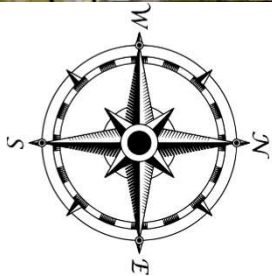
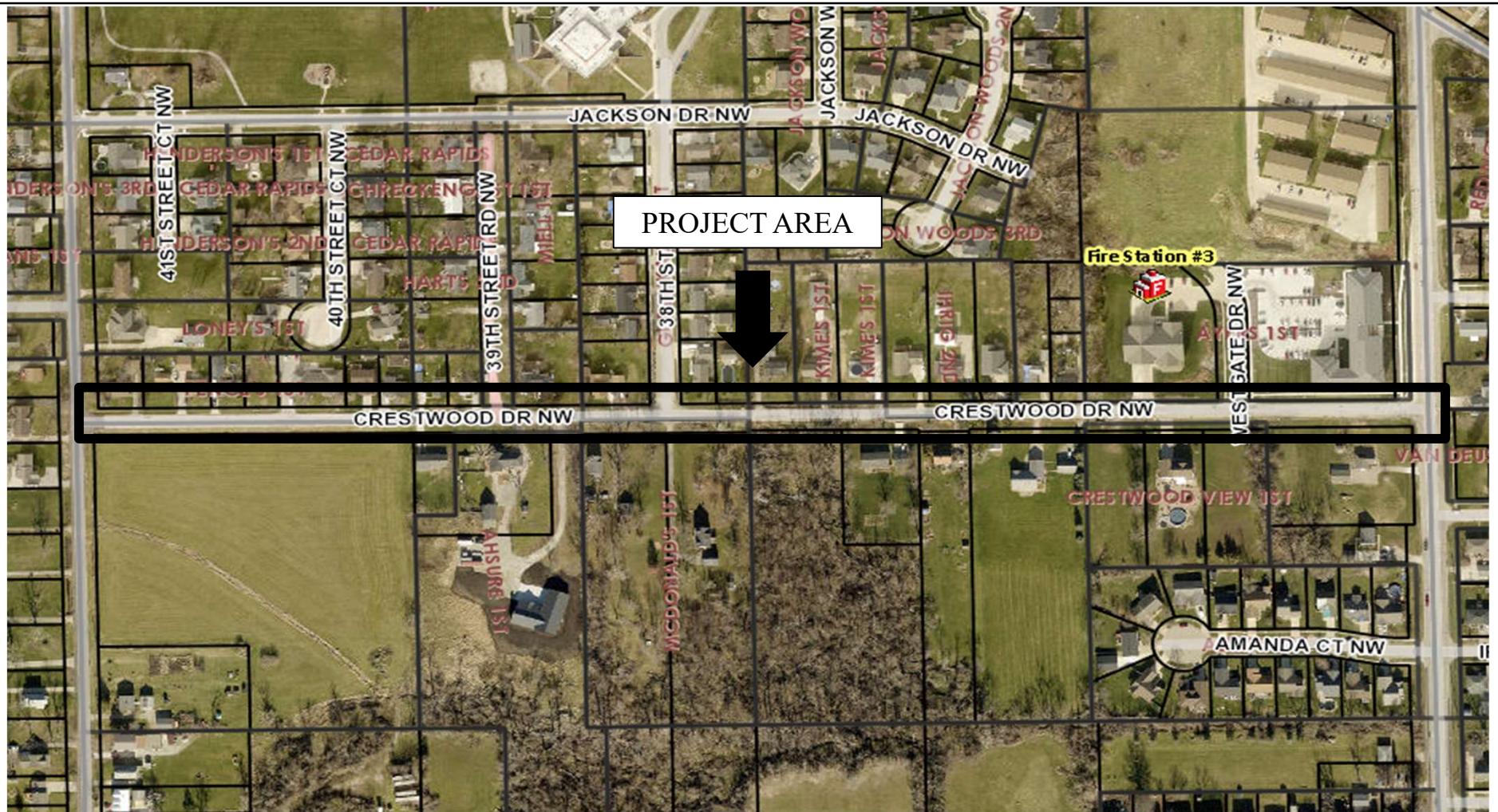
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MayorSignature

Attest:

ClerkSignature



CRESTWOOD DRIVE NW ROADWAY AND PEDESTRIAN IMPROVEMENTS



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Douglas F. Wilson, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

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 35th Street NE from Oakland Road to F Avenue Pavement Reconstruction project (estimated cost is \$4,630,000) (**Paving for Progress**).

Resolution adopting plans, specifications, form of contract and estimated cost for the 35th Street NE from Oakland Road to F Avenue Pavement Reconstruction project.

CIP/DID #3012336-02

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

Background: This project includes pavement reconstruction, sidewalk extension on both sides of the street, multi-modal transportation improvements, replacement of water and sanitary sewer services, drainage improvements, and bringing existing sidewalk ramps into compliance with ADA requirements. Construction is scheduled to begin in 2024 and expected to take two construction seasons to complete with work potentially wrapping up in the spring of 2026.

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

Alternative Recommendation: Council may defer letting, abandon the project, or repackage the project into multiple phases.

Time Sensitivity: Must be acted upon December 5, 2023 to maintain the project schedule, and which must occur ahead of the project's December 13, 2023 bid opening.

Resolution Date: December 5, 2023

Budget Information: 301/301000/3012336 SLOST; 655/655000/6550043; 655/655000/6550113

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on November 21, 2023 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the 35th Street NE from Oakland Road to F Avenue Pavement Reconstruction project (Contract No. 3012336-02 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.

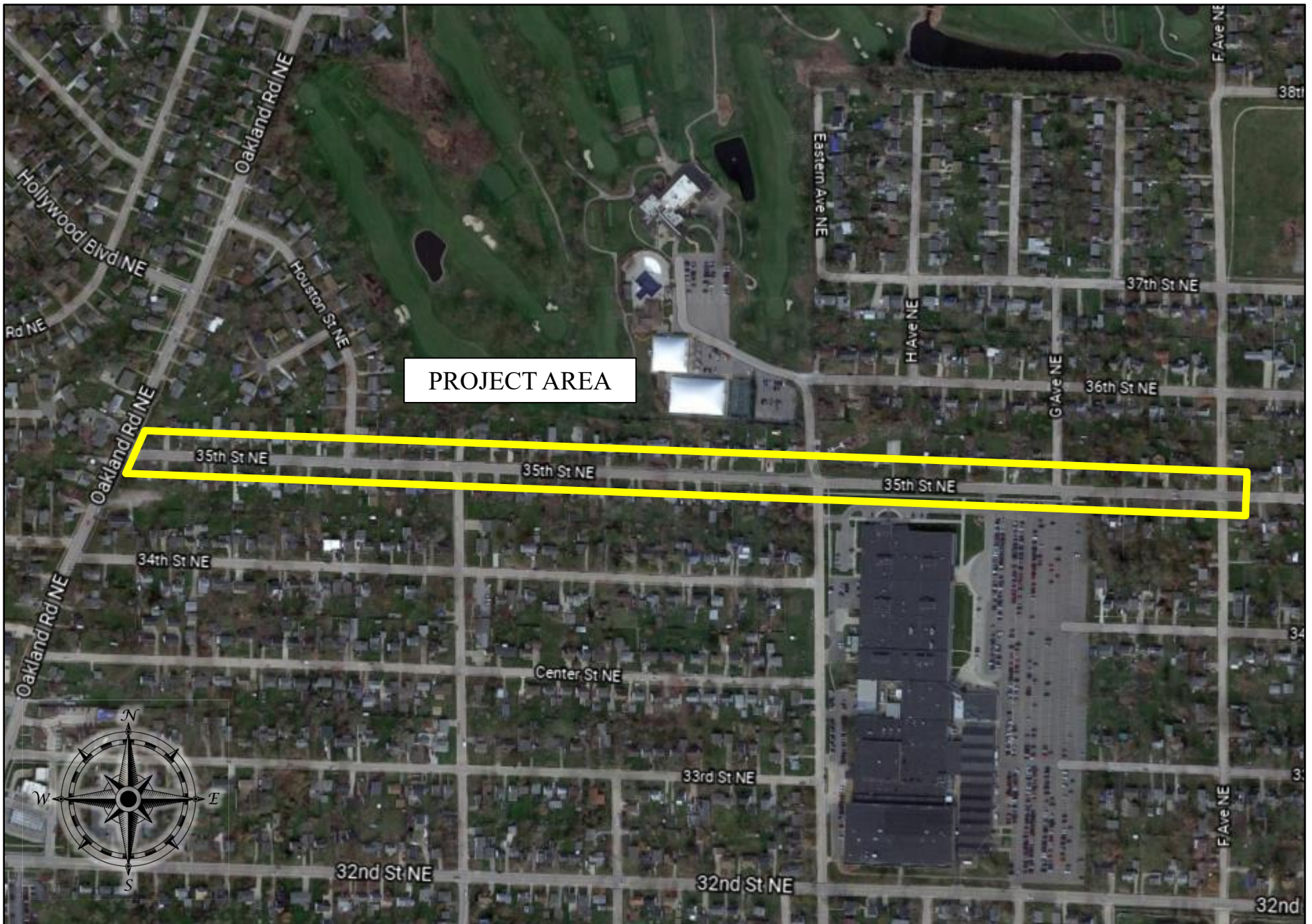
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MayorSignature

Attest:

ClerkSignature



PROJECT AREA



35TH STREET NE FROM OAKLAND ROAD TO F AVENUE PAVEMENT RECONSTRUCTION



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ben Worrell, P.E.

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

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 FY24 Draintile Program project (estimated cost is \$280,000).

Resolution adopting plans, specifications, form of contract and estimated cost for the FY24 Draintile Program project.

CIP/DID #304998-09

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

Background: This project is for installation of draintile along corridors where city staff have observed high sump pump discharges into the street. This will help minimize winter icing in streets, keeps sump discharge out of the gutter and allows for future disconnection of illicit storm water discharges into the sanitary sewer. Construction is scheduled to be completed by fall 2024.

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

Alternative Recommendation: Defer the project to the future.

Time Sensitivity: Must be acted upon December 5, 2023 to maintain the project schedule, and which must occur ahead of the project's December 6, 2023 bid opening.

Resolution Date: December 5, 2023

Budget Information: 304998, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, on November 21, 2023, there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the FY24 Draitile Program project (Contract No. 304998-09, NA) 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.

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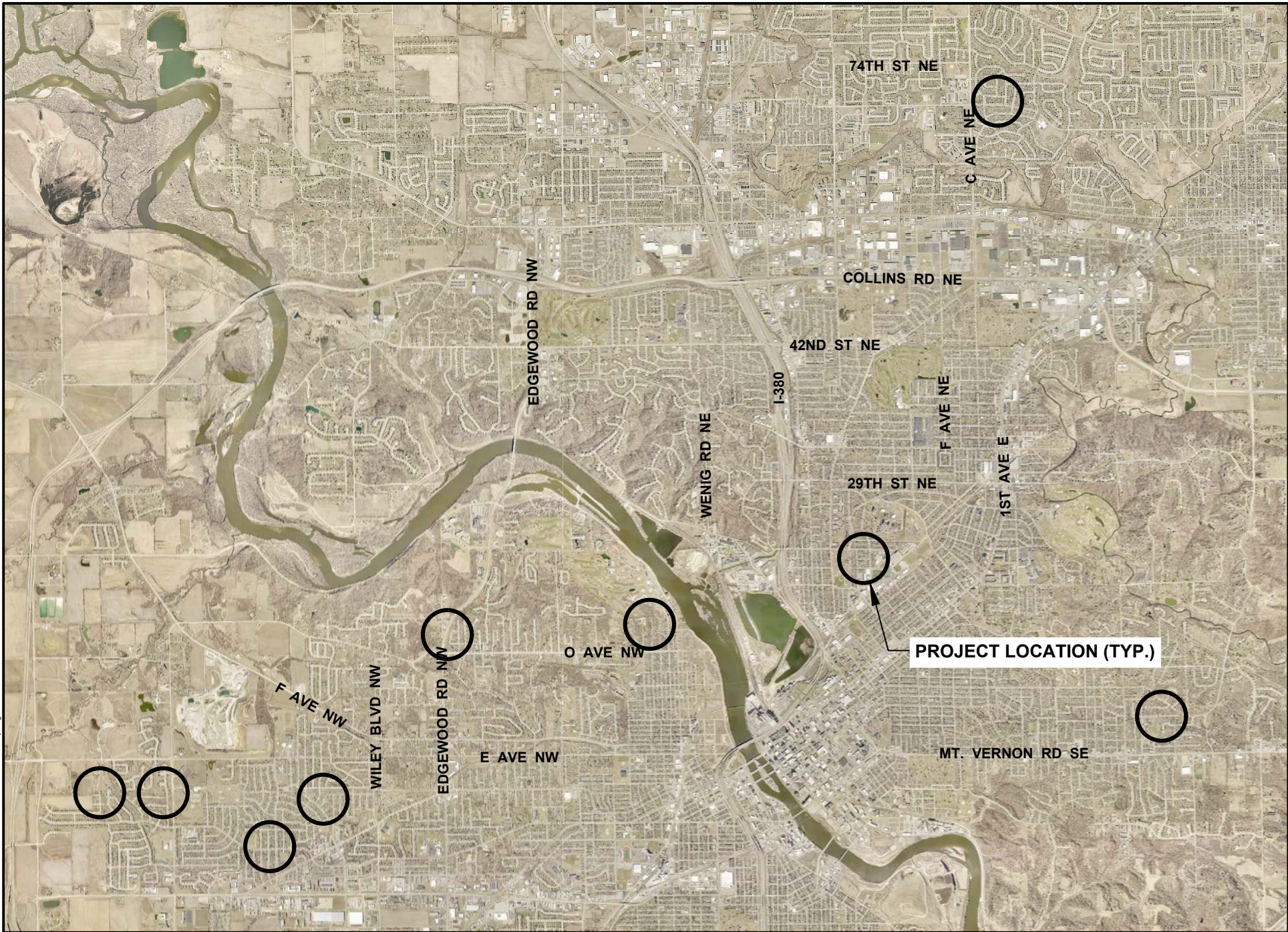
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MayorSignature

Attest:

ClerkSignature

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PROJECT LOCATION (TYP.)



FY24 DRAINTILE PROGRAM





Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: CONSENT AGENDA

Resolution to consider amending hourly rates for private development inspections.

CIP/DID #49-19-010

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

Background: Chapter 31 Subdivision Code places the responsibility for construction observation and testing costs for private developments on developers. In 2019 the hourly rate for this service was set at \$73 per hour to cover the cost of doing business. The maximum the City can charge is capped at five percent of the cost of the improvements. In 2020 the City began invoicing developers without requiring payment, to help developers get used to the new charge. In 2021 the City began charging for these services.

An increase to \$85 is proposed to reflect the current cost of providing this service. The hourly rate has not changed since 2019. An annual increase every fiscal year using a Finance Department rate model or consumer price index is proposed to balance the City's expenses and revenue. This was discussed at the October 18, 2023 Developer's Council meeting.

Action/Recommendation: Public Works Department recommends approval of the resolution.

Alternative Recommendation: Do not approve the resolution. Hourly inspection rates will remain at \$73 per hour. However, a new funding source must be determined to cover the increased costs for inspection services.

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: Yes

Explanation: Proposal reviewed by the Infrastructure Committee on November 14, 2023.

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Ordinance No. 032-19 dated June 25, 2019 amended Municipal Code Chapter 31 Subdivisions to establish construction observation with associated fees for private development, and

WHEREAS, in 2019 the City's rate for construction observation was set at \$73 per hour, and

WHEREAS, the Public Works Department is proposing a rate increase to \$85 per hour to reflect City's present cost for performing construction observation.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, to authorize a rate of \$85 per hour for construction observation of private development beginning January 1, 2024.

BE IT FURTHER RESOLVED, Public Works Department is authorized to adjust construction observation rates at the beginning of each Fiscal Year thereafter as calculated by a Finance Department rate model or based on Consumer Price Index.

BE IT FURTHER RESOLVED, any fees previously assessed by and paid to the City for construction observation are deemed and declared to be ratified, authorized and legally assessed by and paid to the City.

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MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: CONSENT AGENDA

Resolution adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of the Taft and West Willow Safe Routes to School project.

CIP/DID #301948-00

EnvisionCR Element/Goal: ConnectCR Goal 2: Build a complete network of connected streets.

Background: This project includes sidewalk extensions for Taft and West Willow schools. The City applied for and was awarded grant funding from the Safe Routes to School (SRTS) Program through the Corridor Metropolitan Planning Organization. There is one assessment and it will cover the cost of construction for the sidewalk along the property at 300 Stoney Point Road SW.

When infrastructure construction by the City has benefited undeveloped land, it has been the City's practice to assess for the benefit they receive. If not assessed, the City is essentially increasing property value at the cost of taxpayers. The developed parcel at 300 Stoney Point Road SW is zoned exempt commercial. By state code provisions, the agricultural land can defer assessments until the time they develop. When the land does develop, the City can then review the development proposal (jobs created, taxes generated, etc.) and determine if any TIF (Tax Incremental Financing) funds are appropriate to provide the then developer/owner toward the assessment. If TIF funds are used to construct the improvements now and no assessments are proposed, the current agricultural property owner will receive the financial benefit instead of the TIF benefit allocated to the future developer/owner, who actually generates the tax increment. City Council passed the first preliminary resolution for the construction of improvements on November 7, 2023.

The proposed resolution is part of a series of resolutions, as shown in the attached flow chart, which will lead to an assessment public hearing on this project. This resolution is in accordance with Iowa Code Section 384 for special assessments. City Council passed the resolution fixing value of lots on November 21, 2023. The total cost of the construction project is approximately \$623,000. A Federal Safe Routes to School Program grant will cover up to \$384,000 with General Obligation Bonds funding the balance. The preliminary assessment amount is approximately \$72,300.

Action/Recommendation: The Public Works Department recommends adoption of the resolution adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of the Taft and West Willow Safe Routes to School.

Alternative Recommendation: If resolution is not adopted, the assessment will not proceed. The project will then require funding by TIF and the STP (Surface Transportation Program) grant, general obligation funds, or the project abandoned.

Time Sensitivity: Normal

Resolution Date: December 5, 2023

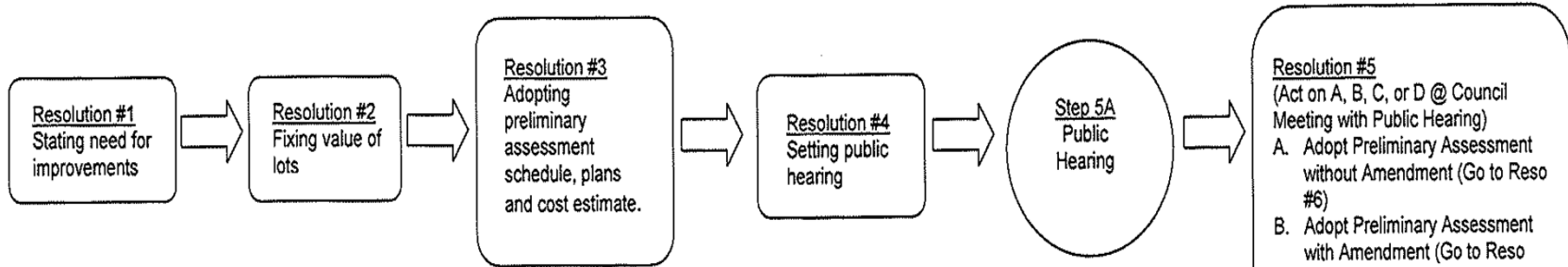
Budget Information: 301/301000/301948, NA

Local Preference Policy: NA

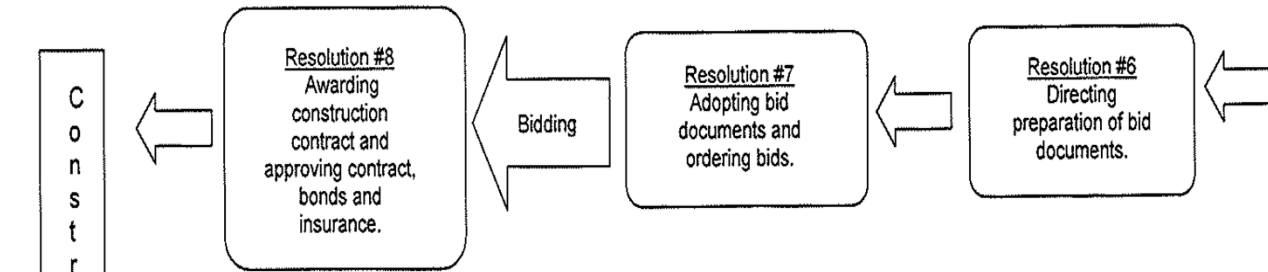
Explanation: NA

Recommended by Council Committee: NA

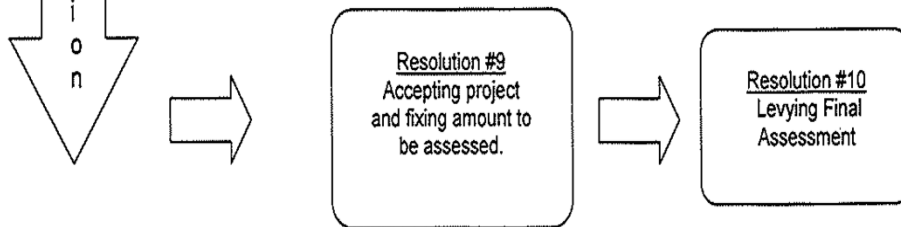
Explanation: NA



NORMAL DESIGN, BIDDING, AND CONSTRUCTION ACTIONS



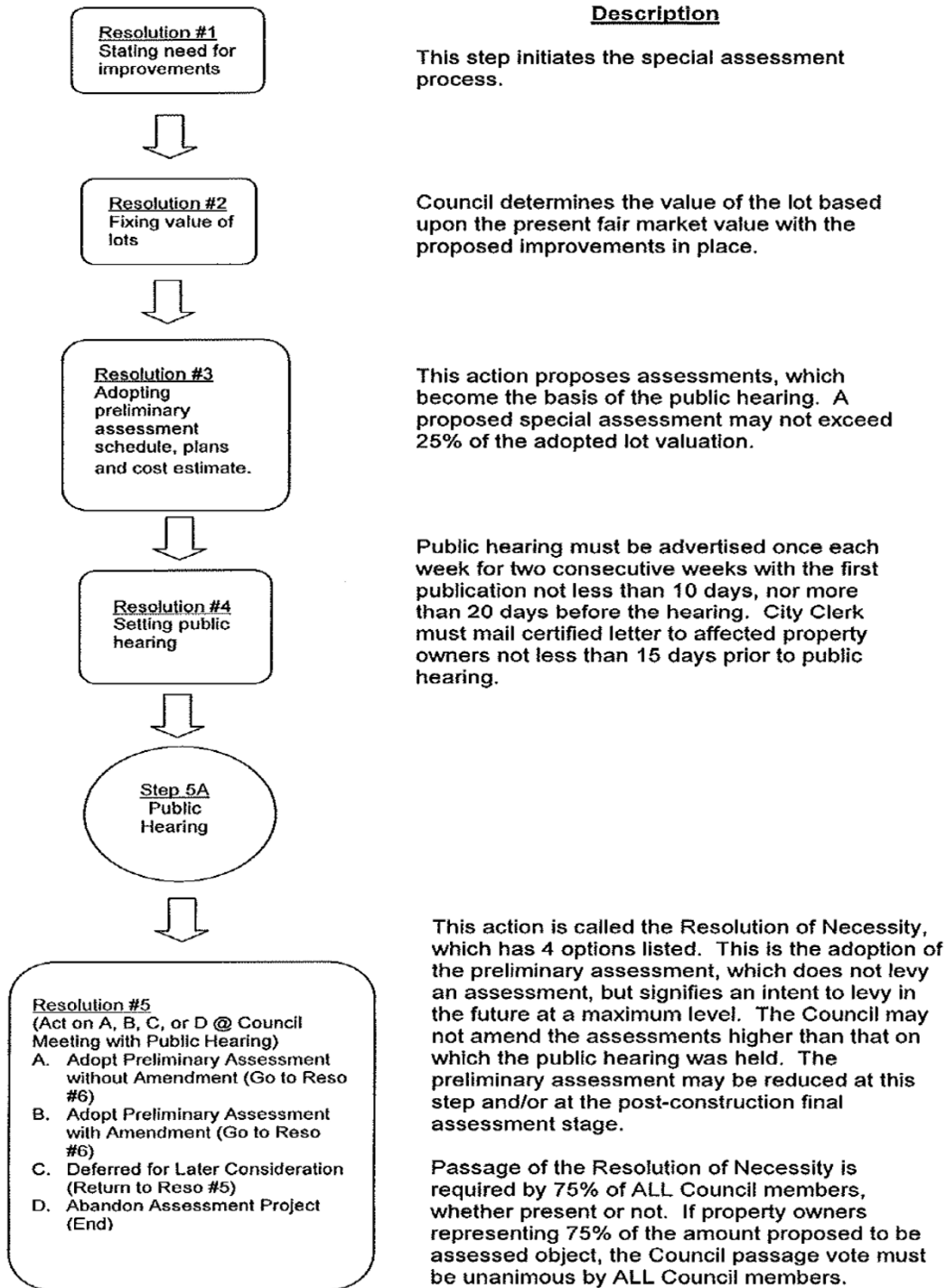
FINAL ASSESSMENT ACTIONS



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

CITY COUNCIL ACTIONS IN SPECIAL ASSESSMENT PROCESS PRELIMINARY ASSESSMENT



RESOLUTION NO. LEG_NUM_TAG

RESOLUTION ADOPTING PRELIMINARY PLAT AND SCHEDULE, ESTIMATE OF COST
AND PROPOSED PRELIMINARY PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION
OF THE TAFT AND WEST WILLOW SAFE ROUTES TO SCHOOL, 301948-00

WHEREAS, this Council has caused to be prepared preliminary plat, schedule and estimate of cost, together with preliminary plans and specifications, for the construction of the Taft and West Willow Safe Routes to School project and this Council has fixed the valuations of the property proposed to be assessed as shown therein; and

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

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

WHEREAS, said improvements will be constructed according to the Iowa Statewide Urban Design and Specifications standards,

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

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

BE IT FURTHER RESOLVED, that the boundaries of the District for the making of said improvements, as shown in the Engineer plat, be and the same are hereby fixed as the boundaries of said Taft and West Willow Safe Routes to School project.

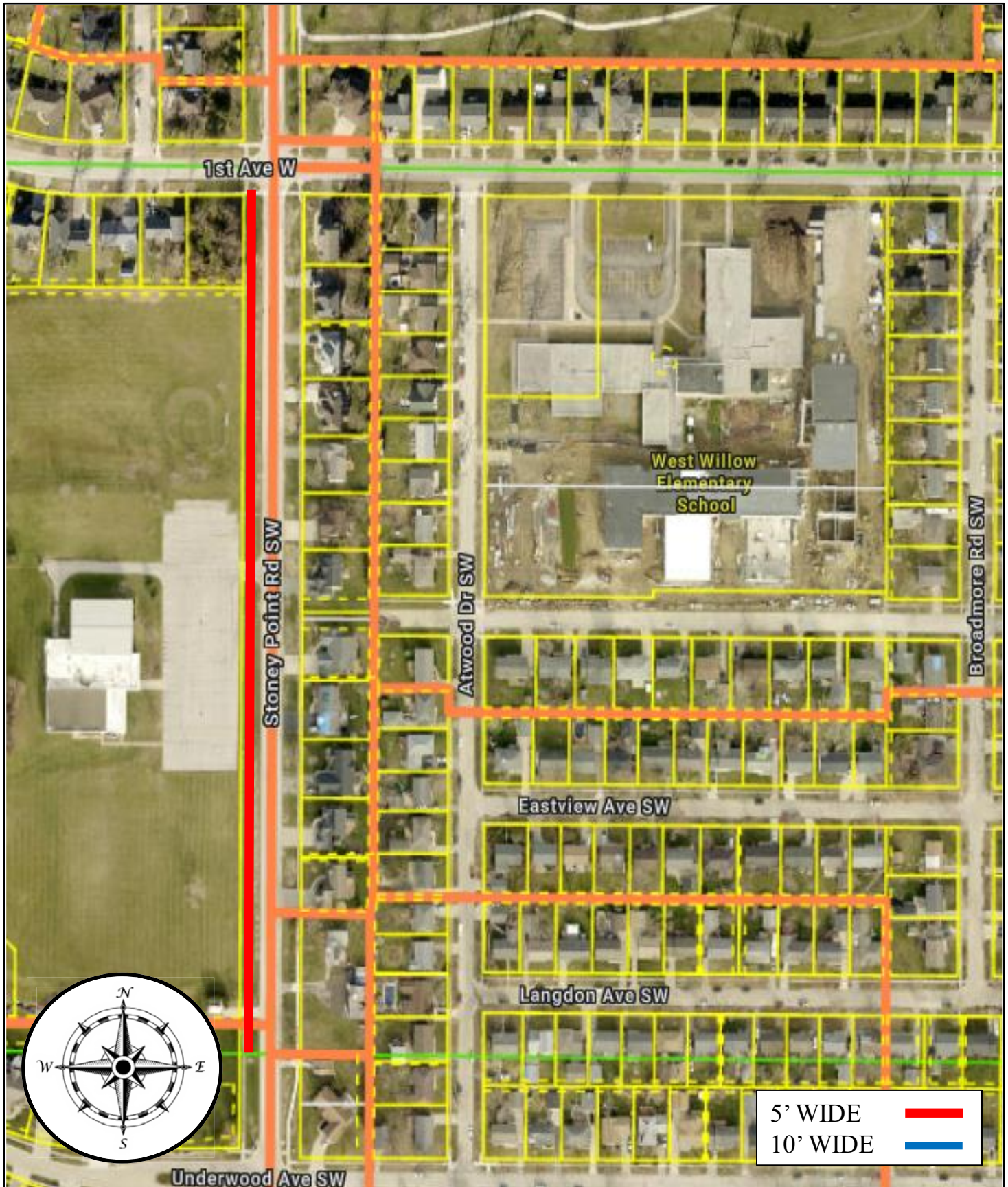
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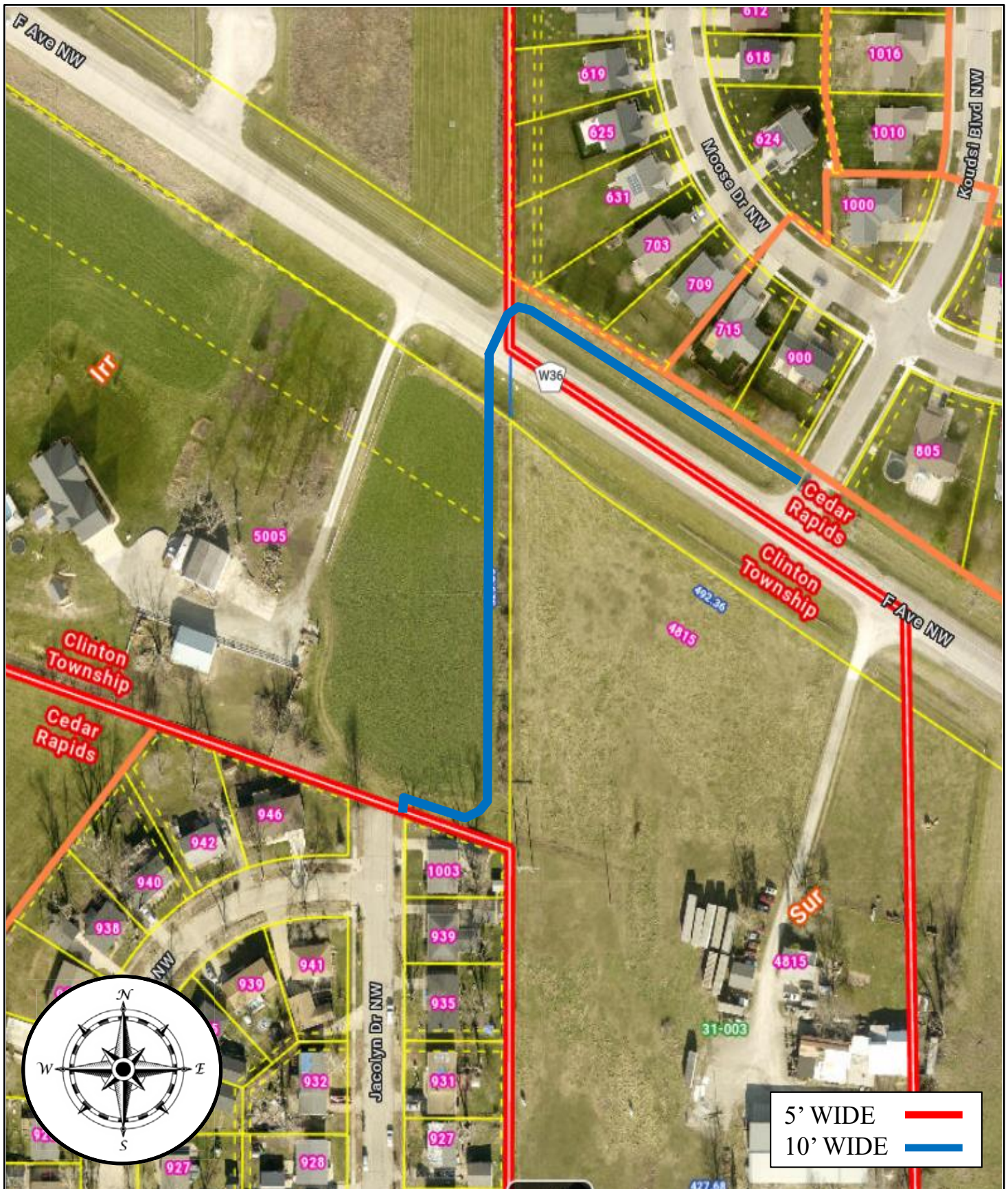
MayorSignature

Attest:

ClerkSignature



West Willow and Taft Safe Routes To School Area 1





Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Douglas F. Wilson, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: CONSENT AGENDA

Resolution accepting work and fixing amount to be assessed for the 66th Avenue SW from Locust Street to 6th Street Pavement and Drainage Improvements project (**Paving for Progress**).
CIP/DID #3012129-00

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

Background: Construction has been completed by Eastern Iowa Excavating & Concrete, LLC for the subject project. This is a previously approved Capital Improvements Project (CIP No. 3012129-07) with a final construction amount of \$1,340,096.71. Final amount proposed to be assessed to the benefited properties is \$14,660. The preliminary assessment amount of \$21,300 was approved by City Council on March 22, 2022. These parcels are generally zoned industrial. The Public Works Department has inspected the completed work and determined the work to be in substantial conformance with the contract requirements.

Action/Recommendation: The Public Works Department recommends adoption of the resolution to accept the work and fix the amount to be assessed,

Alternative Recommendation: Increase the City's contribution towards the cost of improvements. The FY24 budget does not include additional funds for contributions, so funding source would have to be identified if the Council wants to pursue this option.

Time Sensitivity: Must be acted on by December 5, 2023 due to assessment schedule per State code timeline.

Resolution Date: December 5, 2023

Budget Information: 301/301000/3012129 SLOST

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION ACCEPTING WORK AND FIXING AMOUNT TO BE ASSESSED

WHEREAS, on August 23, 2022, the City of Cedar Rapids, Iowa, entered into contract with Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa, for the construction of the 66th Avenue SW from Locust Street to 6th Street Pavement & Drainage Improvement project within the City, as therein described; and

WHEREAS, said contractor has substantially completed the construction of said improvements, known as the 66th Avenue SW from Locust Street to 6th Street Pavement & Drainage Improvement project in accordance with the terms and conditions of said contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on November 21, 2023:

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

Section 1. That said report of the Engineer be and the same is hereby approved and adopted and said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications and contract. The total construction contract cost of the improvements payable under said contract is hereby determined to be \$1,340,096.71.

Section 2. The total cost of improvements including construction, engineering, legal and administrative costs are determined to be \$1,771,385.58.

BE IT FURTHER RESOLVED, that the Engineer is hereby instructed to prepare a final plat and schedule showing the separate lots or parcels of ground subject to assessment for the cost of the 66th Avenue SW from Locust Street to 6th Street Pavement & Drainage Improvement project together with the names of the owners thereof, so far as practicable, and the amount assessable by law against each lot or parcel of ground so assessable, and against any railway or street railway legally assessable therefor, and \$14,660 of the whole amount of the cost of said improvements shall be assessed against the benefited properties, but not in excess of the amounts so assessed in the preliminary plat and schedule for the improvement, and filed in the office of the Clerk.

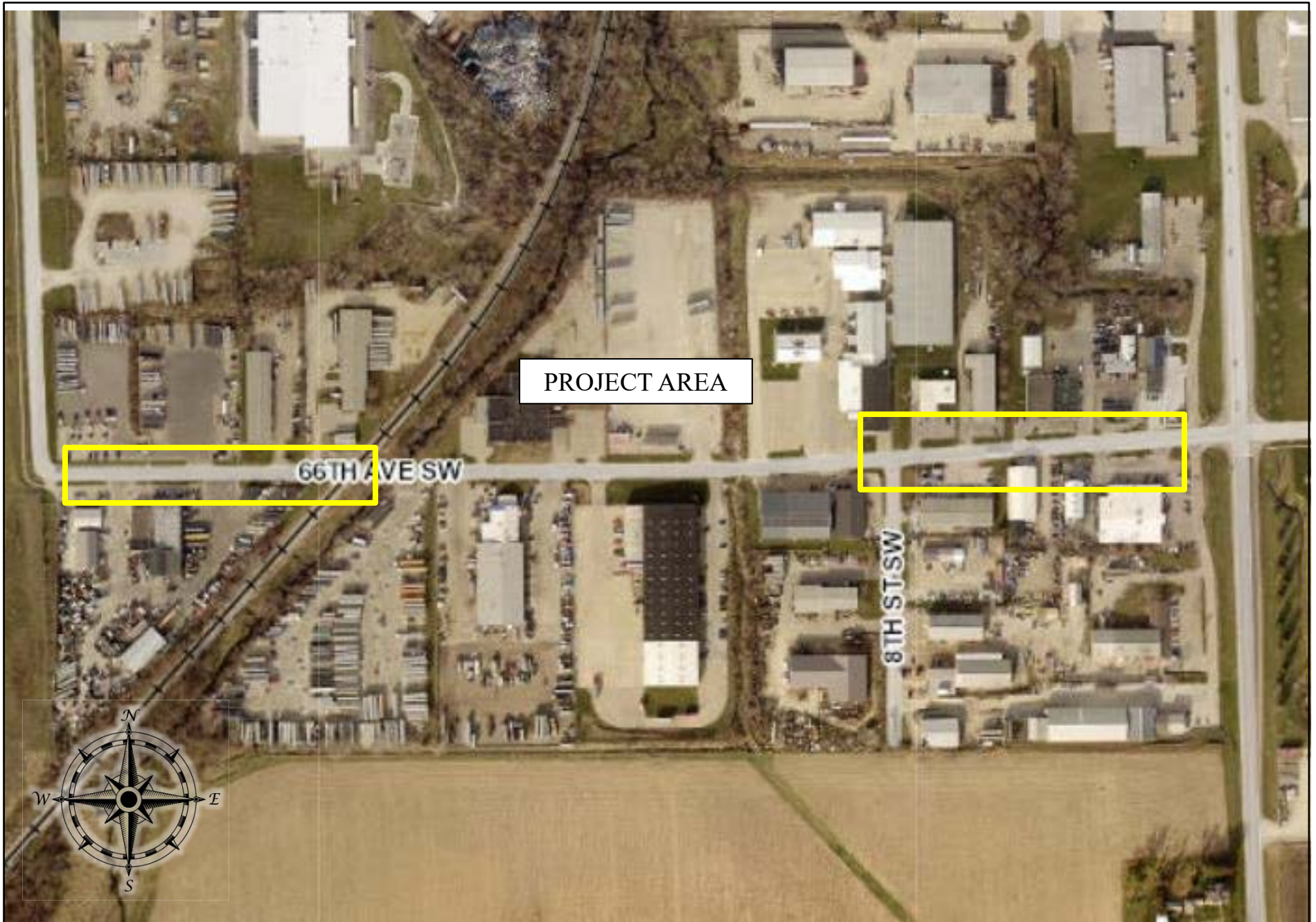
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MayorSignature

Attest:

ClerkSignature



PROJECT AREA

66TH AVE SW

8TH ST SW



**66TH AVENUE SW FROM LOCUST STREET TO 6TH STREET
PAVEMENT AND DRAINAGE IMPROVEMENTS**



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Douglas F. Wilson, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: CONSENT AGENDA

Resolution accepting work and fixing amount to be assessed for the Oakland Road NE and Old Marion Road NE from Center Street to Regent Street Pavement Reconstruction project (**Paving for Progress**).

CIP/DID #3012148-00

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

Background: Construction has been completed by Boomerang Corp. for the subject project. This is a previously approved Capital Improvements Project (CIP No. 301212148-08) with a final construction amount of \$5,358,854.21. Final amount proposed to be assessed to the benefited properties is \$19,990. The preliminary assessment amount of \$47,300 was approved by City Council on September 22, 2020. These parcels are generally zoned commercial and residential. The Public Works Department has inspected the completed work and determined the work to be in substantial conformance with the contract requirements.

Action/Recommendation: The Public Works Department recommends adoption of the resolution to accept the work and fix the amount to be assessed.

Alternative Recommendation: Increase the City's contribution towards the cost of improvements. The FY24 budget does not include additional funds for contributions, so funding source would have to be identified if the Council wants to pursue this option.

Time Sensitivity: Must be acted on by December 5, 2023 due to assessment schedule per State code timeline.

Resolution Date: December 5, 2023

Budget Information: 301/301000/3012148 SLOST; 655/655000/6550043 NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION ACCEPTING WORK AND FIXING AMOUNT TO BE ASSESSED

WHEREAS, on February 9, 2021, the City of Cedar Rapids, Iowa, entered into contract with Boomerang Corp. of Anamosa, Iowa, for the construction of the Oakland Road NE and Old Marion Road NE from Center Street to Regent Street Pavement Reconstruction project within the City, as therein described; and

WHEREAS, said contractor has substantially completed the construction of said improvements, known as the Oakland Road NE and Old Marion Road NE from Center Street to Regent Street Pavement Reconstruction project in accordance with the terms and conditions of said contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on November 21, 2023:

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

Section 1. That said report of the Engineer be and the same is hereby approved and adopted and said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications and contract. The total construction contract cost of the improvements payable under said contract is hereby determined to be \$5,358,854.21.

Section 2. The total cost of improvements including construction, engineering, legal and administrative costs are determined to be \$6,280,176.38.

BE IT FURTHER RESOLVED, that the Engineer is hereby instructed to prepare a final plat and schedule showing the separate lots or parcels of ground subject to assessment for the cost of the Oakland Road NE and Old Marion Road NE from Center Street to Regent Street Pavement Reconstruction project together with the names of the owners thereof, so far as practicable, and the amount assessable by law against each lot or parcel of ground so assessable, and against any railway or street railway legally assessable therefor, and \$19,990 of the whole amount of the cost of said improvements shall be assessed against the benefited properties, but not in excess of the amounts so assessed in the preliminary plat and schedule for the improvement, and filed in the office of the Clerk.

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MayorSignature

Attest:

ClerkSignature



**OAKLAND ROAD NE AND OLD MARION ROAD
NE FROM CENTER STREET TO REGENT
STREET PAVEMENT RECONSTRUCTION**



Council Agenda Item Cover Sheet

Submitting Department: City Council

Presenter at Meeting: Angie Charipar

Contact Person: Angie Charipar

Cell Phone Number: 319-538-2316

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

Description of Agenda Item: CONSENT AGENDA

Resolution authorizing the Mayor to attend the US Conference of Mayor’s 92nd Winter Meeting in Washington, DC January 16, 2024, to January 19, 2025, at a cost of \$3,143.34. CIP/DID #CNC004-23

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

Background: The 92nd Winter Meeting will focus on some of the most pressing challenges facing our cities and key priorities of America’s mayors including mental health, public safety, technology and innovation, infrastructure, and jobs.

Action/Recommendation: Staff recommends approval of the resolution.

Alternative Recommendation:

Time Sensitivity: None

Resolution Date: December 5, 2023

Budget Information: 101000

Local Preference Policy: (Click here to select)

Explanation: NA

Recommended by Council Committee: (Click here to select)

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 hereby authorized to approve the Business Travel Report for Mayor Tiffany O'Donnell's attendance to the US Conference of Mayors' 92nd Winter Meeting in Washington DC from January 16 to January 19, 2024, at a cost of \$3,143.34 (Fund # 101000).

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MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Director Contact: Bob Hammond – r.hammond@cedar-rapids.org – (319) 440-1005

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

Description of Agenda Item: CONSENT AGENDA

Resolution setting a public hearing for December 19, 2023, to consider the vacation and disposition of Edgewood Road SW south of Wright Brothers Boulevard SW, and former Wright Brothers Boulevard SW from approximately 2,100 feet east of Cessna Place SW to 1,500 feet west of Cessna Place SW, to the Cedar Rapids Airport Commission.

CIP/DID #00-24-101

EnvisionCR Element and Goal: ConnectCR Goal 5: Support the development of an effective, regional, multimodal transportation system.

Background: From 1993 to 2003, Wright Brothers Boulevard SW was relocated from its previous location to a location north of there to accommodate a new four-laned Wright Brothers Boulevard. This relocation also allowed the airport to add additional parking and to accommodate the extension of their Runway 13-31 to the north. Along with the relocation of Wright Brothers Boulevard, Edgewood Road SW was truncated and ended at the newly relocated Wright Brothers Boulevard.

Upon completion of this project, the public rights-of-way of the former Wright Brothers Boulevard and a section of Edgewood Road SW south of the new Wright Brothers Boulevard, were to be vacated, as they would no longer serve as public streets. These vacations were not completed at that time, and the City of Cedar Rapids and the Cedar Rapids Airport Commission have agreed to complete the vacations now, with the anticipated City Council actions being scheduled as:

12/05/23: Set public hearing to consider vacation

12/19/23: Public hearing for vacation and 1st Reading of Ordinance to Vacate

01/09/24: 2nd (and Possible 3rd) Reading of Ordinance to Vacate

01/23/24: 3rd Reading of Ordinance to Vacate (if not combined with 2nd Reading on 1/9/24)

Upon vacation of the public rights-of-way, the land will be re-titled in the name of the City of Cedar Rapids and Cedar Rapids Airport Commission, as part of the Eastern Iowa Airport property.

The vacation of the former Wright Brothers Boulevard is proposed to be completed in two phases. The first phase is the one covered by this transaction and does not require any easements be retained for access and utilities (e.g., a utility easement to the City of Cedar Rapids for public water main to Collins Aerospace, who owns a parcel along former Wright Brothers Boulevard, now known as Lippisch Place SW).

The second phase of the former Wright Brothers Boulevard is scheduled to be completed in 2024, when necessary access and utility easements are determined.

Recommended Action: The Public Works Department recommends passing a resolution to set the Public Hearing to vacate and dispose of Edgewood Road SW, south of the current location of Wright Brothers Boulevard, and the former Wright Brothers Boulevard location, as originally intended during the Wright Brothers Boulevard SW relocation project.

Alternative: Not proceeding with vacation and disposition will prevent the closing out of existing FAA grants and preclude future FAA funding, and therefore good alternative options do not exist.

Time Sensitivity: Normal

Meeting Date: December 5, 2023

Budget Information: NA

Local Preference Policy: Not applicable
Explanation:

Recommended by Council Committee: Not applicable
Explanation:

RESOLUTION NO. LEG_NUM_TAG

RESOLUTION SETTING A PUBLIC HEARING FOR DECEMBER 19, 2023, TO
CONSIDER THE VACATION AND DISPOSITION OF CITY-OWNED RIGHT-OF-WAY

WHEREAS, the City of Cedar Rapids has determined a need for the vacation and disposition of City-owned right-of-way at Edgewood Road SW south of Wright Brothers Boulevard SW and former Wright Brothers Boulevard SW from approximately 2,100 feet east of Cessna Place SW to 1,500 feet West of Cessna Place SW to the Cedar Rapids Airport Commission and described as follows:

Parcel "A", Plat of Survey No. 2735

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 December 19, 2023, to consider this vacation and disposition, 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

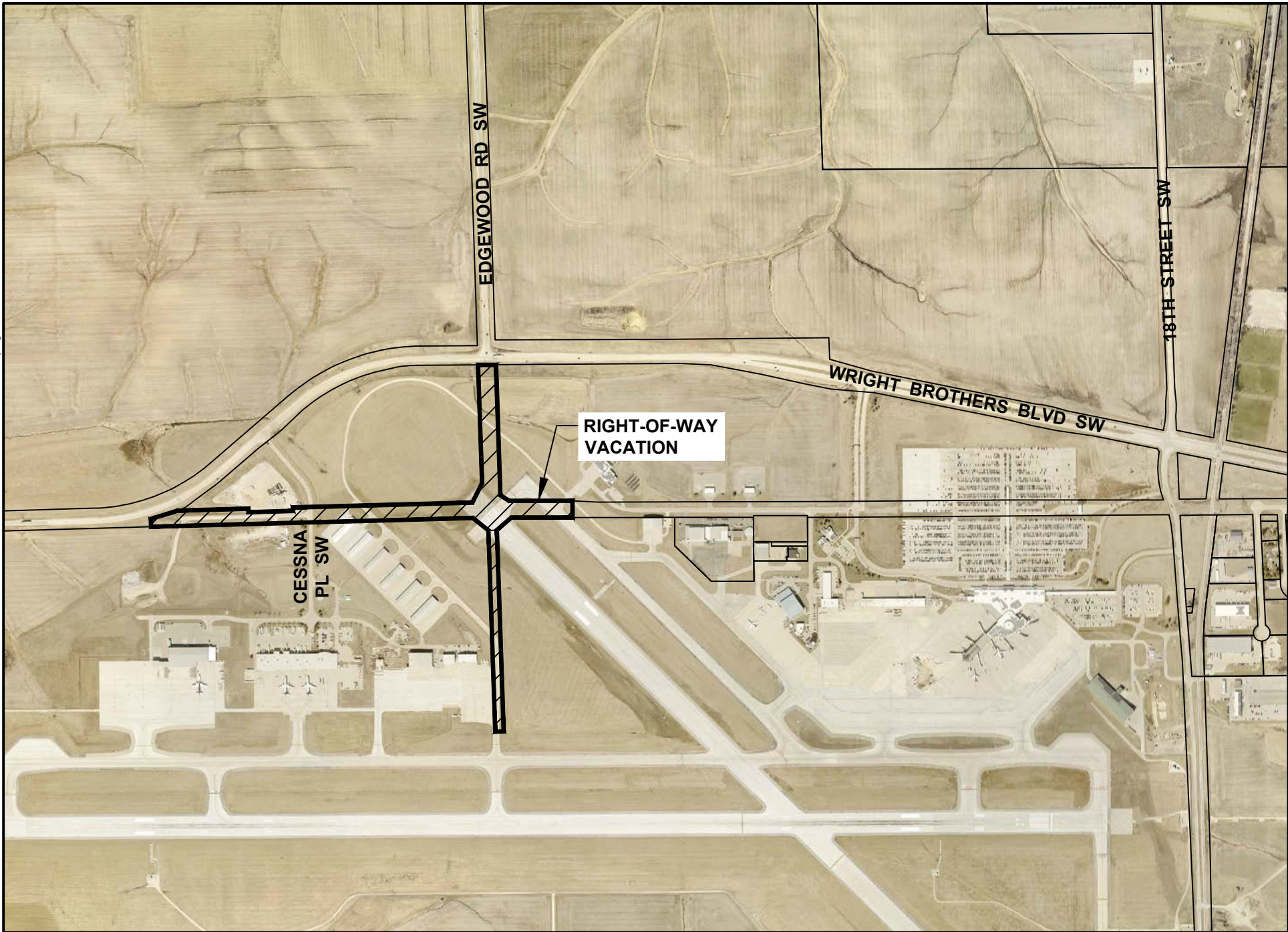
LEG_PASSED_FAILED_TAG

MayorSignature

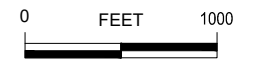
Attest:

ClerkSignature

Cadd File Name: W:\REAL ESTATE AND ROW MANAGEMENT\ROW - VAC - DISPOSITION\00 - MISCELLANEOUS\AIRPORT\0024-101\WB OLD ROW - FAACADD FILE\WB OLD ROW Council Map.dwg



OLD WRIGHT BROTHERS BOULEVARD RIGHT-OF-WAY VACATION





Council Agenda Item Cover Sheet

Submitting Department: Purchasing

Director Contact: Interim Chief Tom Jonker – t.jonker@cedar-rapids.org – (319) 521-5808

Presenter at Meeting: Charlie McClintock

Description of Agenda Item: CONSENT AGENDA

Motion authorizing publication of a public notice that on December 19, 2023 a resolution will be considered to execute Amendment No. 1 for a new Lease Agreement with VB-S1 Assets LLC for Boyson Tower communication equipment.

CIP/DID # OB300200; PUR1123-134

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

Background: VB-S1 Assets LLC provides access to the Boyson Tower for the City's communication equipment. The original contract period was March 1, 2012-February 29, 2024. Amendment No. 1 is to renew the lease agreement for the period March 1, 2024-February 29, 2036 for an amount not to exceed \$540,000

Action/Recommendation: Recommend that the City Council authorize publication of a public notice that on December 19, 2023 a resolution will be considered to execute Amendment No. 1 to renew the lease agreement with VB-S1 Assets LLC for space on the Boyson Tower for communication equipment as described above.

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information:

Local Preference Policy: Yes

Explanation:

Recommended by Council Committee: NA

Explanation: NA



Council Agenda Item Cover Sheet

Submitting Department: Development Services

Presenter at Meeting: William Micheel

Contact Person: David Houg

Cell Phone Number: 319-432-4579

E-mail Address: W.Micheel@cedar-rapids.org

Description of Agenda Item: Motions setting public hearings

A public hearing will be held on December 19, 2023 to consider a change of zone for property at 3233 Blairs Ferry Road NE from S-RMF (Suburban Residential Medium Flex) and A-AG (Agricultural) to S-MC (Suburban Mixed Use Community Center), as requested by First Assembly of God Church.

CIP/DID: #RZNE-034158-2023

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

Background: This request will be reviewed by the City Planning Commission on December 7, 2023. The Commission's recommendation will be included on the City Council cover sheet for the public hearing.

The applicant requests to rezone 1.69 acres of land to the Suburban Mixed Use Community Center Zone District for the purpose of subdividing the property and developing a restaurant. The Future Land Use Map designation for this area is Urban Medium Intensity.

A Public Hearing to allow for public input and the First Reading of the Ordinance will be held on December 19, 2023. Two additional readings of the Ordinance by City Council are required by State law before approval of the rezoning is final.

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

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

Time Sensitivity: N/A

Resolution Date: NA

Budget Information: NA

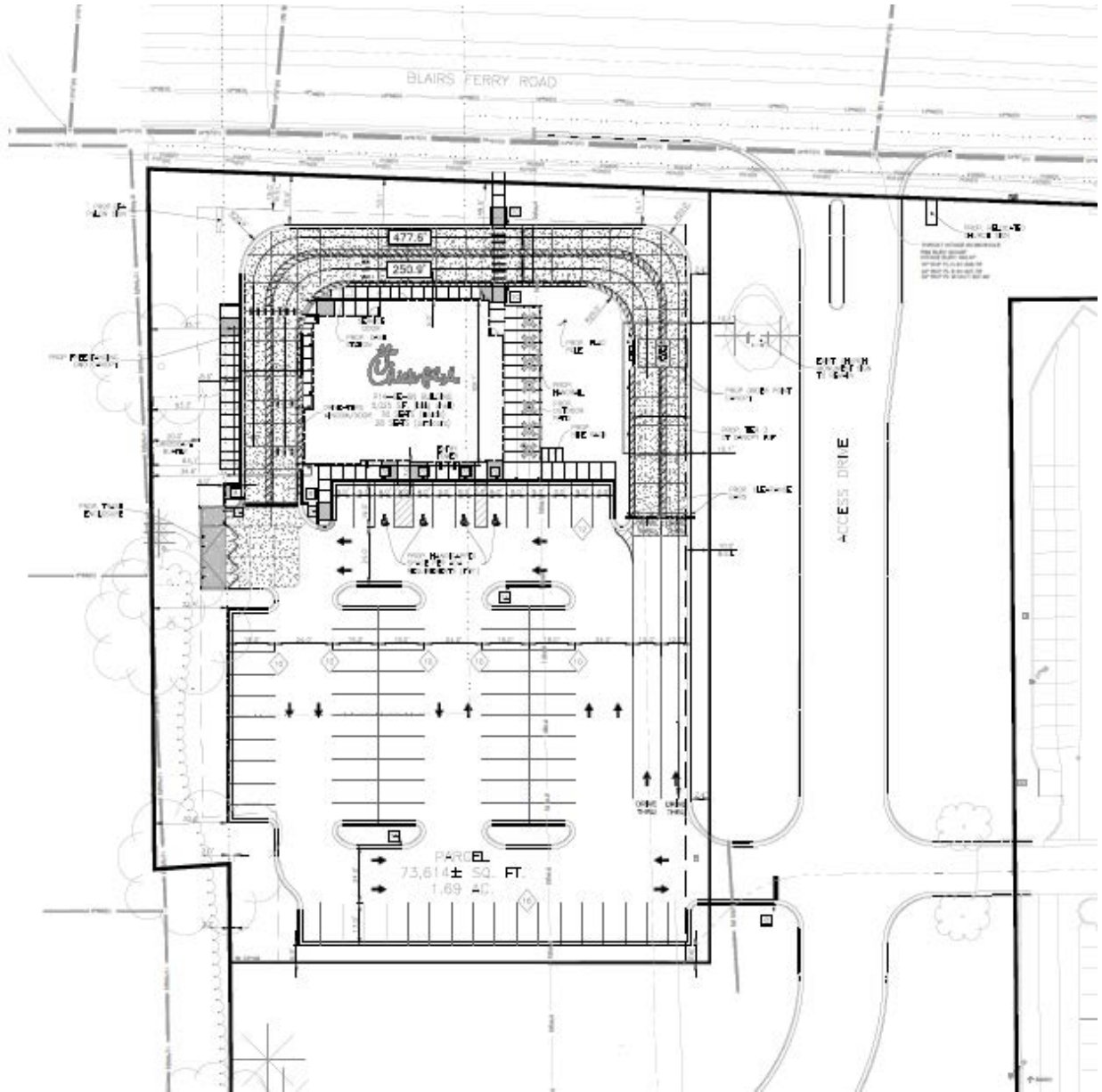
Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation:

Rezoning Site Location:





Council Agenda Item Cover Sheet

Submitting Department: Development Services

Presenter at Meeting: William Micheel

Contact Person: Seth Gunnerson

Cell Phone Number: 319-432-4579

E-mail Address: W.Micheel@cedar-rapids.org

Description of Agenda Item: Motions setting public hearings

Motion setting a public hearing for December 19, 2023, to consider amending the Future Land Use Map of the Comprehensive Plan from the U-LI, Urban-Low Intensity land use typology area to the U-LL, Urban-Large Lot land use typology area as requested by Justin Holland.

CIP/DID: #FLUMA-034094-2023

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

Background: This request will be reviewed by the City Planning Commission on December 7, 2023. The Commission's recommendation will be included on the City Council cover sheet for the public hearing.

The applicant requests a modification in the Future Land Use Map for vacant land at in the College Farms subdivision off of Highway 30 to permit the development of 7 single unit detached homes. The map amendment will permit development below a minimum density requirement of 2 units per acre, which staff supports due to limitations in expanding services to the development.

A Public Hearing to allow for public input and consideration of the resolution will be held on December 19, 2023.

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

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

Time Sensitivity: N/A

Resolution Date: NA

Budget Information: NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation:

Site Location:



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: 2023.11.28 10:53:02-0800'

LEGAL DESCRIPTION:
 THE SOUTHWEST QUARTER OF 1/4 OF THE NORTHWEST
 QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 22 NORTH,
 RANGE 7 WEST OF THE 5TH P.M., EXCEPT COLLEGE FARMS 4TH-10
 THE CITY OF CEDAR RAPIDS AS RECORDED IN BOOK 2962, PAGE
 232 OF THE LAM COUNTY RECORDS OFFICE, AND EXCEPT THE
 PUBLIC HIGHWAY, CITY OF CEDAR RAPIDS, LAM COUNTY, IOWA.



OWNER / APPLICANT:
 TUSTIN HOLLAND
 4832 HARVEST CT SW
 CEDAR RAPIDS, IA 52404
 J.C.HOLLAND@CedarR.IA.GOV
 563.382.7200

PREPARED BY:
 ANTOP CONSULTANTS, LLC
 NICK BETTEL, PE
 3001 S. CLINTON STREET
 UNIT 200
 IOWA CITY, IOWA 52240

NOT FOR CONSTRUCTION



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Tim Mroch, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: Motions setting public hearings

Motion setting public hearing date for December 5, 2023 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 Iowa DOT officials or designees to receive and open bids and publicly announce the results on December 19, 2023 for the Tower Terrace Road: Phase B - PCC Pavement project (estimated cost is \$6,400,000).

CIP/DID #301666-07

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

Background: This project is part of the extension of Tower Terrace Road from C Avenue NE to East of Meadowknolls Road. This project is a partnership with the City of Marion through a 28E Agreement. This bid letting will be processed through the Iowa DOT.

Action/Recommendation: The Public Works Department recommends approval of the Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for Dember 19, 2023 and advertising for bids by publishing notice to bidders for the project.

Alternative Recommendation: 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: December 19, 2023

Budget Information: 301/301000/301666, NA

Local Preference Policy: NA

Explanation: NA

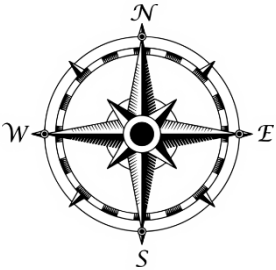
Recommended by Council Committee: NA

Explanation: NA



PROJECT AREA

Huntington Ridge



TOWER TERRACE ROAD: PHASE B GRADING



Council Agenda Item Cover Sheet

Submitting Department: City Clerk

Presenter at Meeting: Deputy Chief Jonker

Contact Person: Chief Jerman

Cell Phone Number: 319-640-5518

E-mail Address: W.Jerman@cedar-rapids.org

Description of Agenda Item: CONSENT AGENDA

Brucemore, 2160 Linden Drive SE (5-day license for an event).

Brucemore, 2160 Linden Drive SE (14-day license for an event).

Cedar Rapids Galaxy 16 Cinema, 5340 Council Street NE.

Kafe Tacuba, 1006 3rd Street SE (new – formerly Fong’s Pizza).

Lion Bridge Brewing Company, 59 16th Avenue SW.

Little Bohemia, 1317 3rd Street SE.

Quarter Barrel Arcade & Brewery, 616 2nd Avenue SE (new – change in license class).

The Station, 3645 Stone Creek Circle SW.

Tycoon, 427 2nd Avenue SE (5-day license for an event).

CIP/DID #OB1145716

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

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

Action/Recommendation: Approve applications as submitted.

Alternative Recommendation:

Time Sensitivity:

Resolution Date:

Budget Information:

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA



Cedar Rapids Police Department Memorandum

To: Deputy Chief Jonker

From: Lt. Paulsen

Subject: Beer/Liquor License Applications Calls for Service Summary

Date: 11/29/2023

Business Name/Address	Total Calls	Public Intox	Intox Driver	Disturbances
Brucemore 2160 Linden DR SE	22	0	0	0
Brucemore 2160 Linden DR SE	22	0	0	0
Cedar Rapids Galaxy 16 Cinema 5340 COUNCIL ST NE	75	0	0	6
Kafe Tacuba 1006 3RD ST SE	0	0	0	0
Lion Bridge Brewing Company 59 16TH AVE SW	12	0	0	1
Little Bohemia 1317 3RD ST SE	2	0	0	0
Quarter Barrel Arcade & Brewery 616 2ND AVE SE	6	0	0	2
The Station 3645 Stone Creek CIR SW	22	1	0	2
Therapy Lounge 229 16TH AVE SW	18	0	0	5
Tycoon 427 2ND AVE SE	0	0	0	0



Council Agenda Item Cover Sheet

Submitting Department: Finance

Director Contact: Heidi Stiffler – h.stiffler@cedar-rapids.org – (319) 286-5824

Presenter at Meeting: Heidi Stiffler

Description of Agenda Item: Bills, payroll and funds

Resolutions approving:

a. Payment of bills.

b. Payroll.

CIP/DID # FIN2023-01 and FIN2023-02

EnvisionCR Element and 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 and transfer funds as per the resolution listings.

Alternative: NA

Time Sensitivity: Normal

Meeting Date: 12/05/2023

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 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 Interim 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	\$ 29,710.91	Human Resources	\$ 34,098.07
Aquatics Operation	\$ 13,333.11	Information Technology	\$ 113,912.88
Attorney	\$ 29,220.80	Joint Communications	\$ 80,129.73
Building Services Division	\$ 94,160.27	Parks and Rec Directors	\$ 67,424.06
CD – Federal Programs	\$ 39,971.02	Parks Operations	\$ 25,491.79
CR Public Library	\$ 163,373.59	Library Grants	\$ 4,722.74
City Manager	\$ 101,306.78	Police	\$ 905,902.15
Civil Rights	\$ 10,713.04	Public Works	\$ 23,715.47
Clerk	\$ 11,078.41	PW – Engineering	\$ 149,395.97
Comm Develop – DOD	\$ 35,829.83	Purchasing Services	\$ 16,512.00
Council	\$ 9,496.33	Recreation	\$ 30,095.67
Development Services	\$ 51,340.11	Right of Way	\$ 14,228.03
Facilities Maint Service	\$ 60,481.62	Sewer Operations	\$ 88,976.20
Finance	\$ 12,859.75	Street Operations	\$ 178,821.56
Finance – Analysts	\$ 20,696.63	Traffic Engineering	\$ 59,603.47
Financial Operations	\$ 65,095.51	Transit	\$ 140,448.36
Fire	\$ 528,292.57	Utilities	\$ 13,675.49
Five Seasons Parking	\$ 3,714.40	Utilities - Solid Waste	\$ 116,879.35
Fleet Maintenance	\$ 95,539.41	Veterans Memorial	\$ 21,988.55
Forestry	\$ 29,403.98	Water Operations	\$ 327,750.80
Golf Operations	\$ 28,535.53	Water Pollution Control	\$ 236,852.83
		Grand Total	\$ 4,084,778.77

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: CONSENT AGENDA

1. Resolutions approving assessment actions:
Intent to assess – Solid Waste and Recycling – cleanup costs – six properties.

CIP/DID #SWM-021-23

EnvisionCR Element/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.

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

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

Time Sensitivity:

Resolution Date: 12/5/2023

Budget Information:

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: No
Explanation: NA

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, January 3 2024.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

INTENT TO ASSESS 12/05/2023

INTENT TO ASSESS 12/05/2023			
#	Balance Due	District #	Premise Address
1	200.00	3	419 B Ave NW
2	178.00	5	2404 Wisconsin St SW
3	452.00	3	1929 J St SW
4	178.00	3	1600 B Ave NE
5	519.00	4	717 8 th Ave SW
6	190.00	2	1431 29 th St NE
	\$1,717.00		Grand Total
	6		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 – nine properties.

Authorize the Solid Waste & Recycling Division to Levy Assessments (to lien various properties for delinquent nuisance abatements).

(Note: The Intent to Assess Resolution was approved at the Council Meeting on November 22, 2023).

CIP/DID #SWM—019-23

EnvisionCR Element/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.1589-10-23 on November 22, 2023.

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.

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

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

Time Sensitivity:

Resolution Date: 12/05/2023

Budget Information:

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: No

Explanation: NA

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) 12/05/2023

LEVY ASSESSMENT 12/05/2023			
#	Balance Due	District #	Premise Address
1	196.00	1	4634 Sugar Pine Dr NE
2	216.00	4	1424 11th St SW
3	260.00	3	1627 5th Ave SE
4	196.00	4	318 11th St SW
5	272.00	4	800 5th Ave SW
6	242.00	3	1519 Bever Ave SE
7	178.00	4	712 7th St SW
8	342.45	4	902 7th St SW
9	200.00	3	368 7th Ave SW
	\$2,102.45		Grand Total
	9		Number of Properties



Council Agenda Item Cover Sheet

Submitting Department: Finance

Presenter at Meeting: Heidi Stiffler

Contact Person: Heidi Stiffler

Phone Number/Ext.: 5824

E-mail Address: H.Stiffler@cedar-rapids.org

Description of Agenda Item: Intent and levy assessments

Levy assessment - Solid Waste and Recycling - delinquent weed mowing charges – 27 properties.
CIP/DID #FIN2023-07

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

Background:

The Finance Department is responsible for the billing and collection of charges incurred by the Solid Waste and Recycling Division to bring properties into compliance with Cedar Rapids Municipal Code Chapter 21.13, and Ordinance 046-12 (Weeds).

Between Sept 29 and Nov 30, 2023, twenty-seven property owners did not submit payment for invoices issued due to a violation of the City's weed ordinance. Property owners were notified by letter that if payment was not made the charges would be levied against their property and collected in the same manner as property taxes. The levied amount totals \$5,406.00

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

Action/Recommendation: The Finance Department recommends approval of the Resolution to levy Special Assessments.

Alternative Recommendation: Should the City Council decide not to approve the resolution, the City may not be reimbursed for work performed by the contractor and paid for by the City.

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: Solid Waste Operating – Weed Nuisances

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Finance Department requests the City Council of the City of Cedar Rapids, Iowa, approve a Resolution of Special Assessment on twenty-seven properties in violation of the City's Weed Ordinance 046-12 and Municipal Code Chapter 21.13;

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 a total amount of \$5,406.00 as shown below, and which have been invoiced and are on file with the Finance Department, and

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

#	Service Address	Name	Service Date	GPN	Invoice	Balance
1	0 EARHART LN SW (VACANT LAND)	Prairie View Land	9/21/2023	192145200300000	SWW_240142R	712.00
2	1612 48TH ST NE	Maria Watters	10/12/2023	140440101200000	SWW_245185	192.00
3	1613 E AVE NE	Skylar Cowman	10/12/2023	141535601000000	SWW_245189	342.00
4	1644 2ND AVE SE	Marc & Michele Geers	10/5/2023	142213200100000	SWW_245191	142.00
5	235 27TH ST NW	George Jr & Betty Grubich	10/3/2023	143027700600000	SWW_245193	182.00
6	1702 13TH AVE SW	David P Murphy	10/4/2023	142935702400000	SWW_245194	132.00
7	1947 WASHINGTON AVE SE	Cantana A Boucher	10/3/2023	142218300200000	SWW_245196	142.00
8	818 12TH ST NE	James & Tracy Merta	10/12/2023	141645600400000	SWW_245197	132.00
9	2436 WISCONSIN ST SW	Pamela S Edgar	10/11/2023	143333003200000	SWW_245198	252.00
10	921 8TH ST SW	Karen S Gorsh	10/6/2023	142947700400000	SWW_245200	162.00
11	4821 MIDWAY DR NW	Sherokee K Eder	10/5/2023	132523301200000	SWW_245201	132.00
12	927 CENTER POINT RD NE	Samantha A Schneckloth	10/10/2023	141643101900000	SWW_245202	192.00
13	0 VACANT LAND NW	Raymond & Lucille King	10/6/2023	142020400900000	SWW_245205	142.00
14	1729 WASHINGTON AVE SE	Jamie & Cherly Herbert	10/17/2023	142216100200000	SWW_245684	132.00

15	2421 4TH AVE SE	Viking Investments LLC	10/17/2023	142330400300000	SWW_246587	222.00
16	1117 10TH ST NW	Camille L Koeneke	10/10/2023	142043200600000	SWW_246590	322.00
17	1508 12TH AVE SE	BCMT LLC	10/18/2023	142720201600000	SWW_246644	152.00
18	1526 12TH AVE SE	Four Ever Homes LLC	10/18/2023	142720202000000	SWW_246646	142.00
19	910 13TH ST NW	Allen C Knapp	10/17/2023	142037700100000	SWW_246647	152.00
20	1717 14TH AVE SW	Bridgette L Moore	10/17/2023	142935900700000	SWW_246648	132.00
21	114 24TH ST DR SE	David I Vavra	10/17/2023	141425501600000	SWW_246652	152.00
22	139 25TH ST DR SE	PACIFIC BLUE PROPERTIES LLC	10/17/2023	141425500400000	SWW_246655	444.00
23	125 26TH ST DR SE	Mitchell Johnson	10/17/2023	141425400300000	SWW_246657	142.00
24	144 33RD ST DR SE	Kenneth & Vicki Cornwell	10/16/2023	141130400400000	SWW_246659	142.00
25	2239 BEVER AVE SE	Lynda & Elsa Potratz & Shawn DeMeier	10/17/2023	142332700300000	SWW_246660	152.00
26	929 CENTER POINT RD NE	ENTERPRISE PROPERTIES LLC	10/18/2023	141643102000000	SWW_246668	132.00
27	5315 E AVE NW	Jacob W Perkins	10/16/2023	132610400700000	SWW_246671	132.00

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: Intent and levy assessments
 Intent to Assess – Utilities-Water Division – delinquent municipal utility bills – 30 properties.
 CIP/DID #WTR120523-01

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

Background:

The Utilities Department – Water Division is responsible for the billing and collection of municipal utility bills for water, sewer, storm sewer, solid waste and recycling services provided to our customers. The Water Division initiates the Notice of Intent to Assess process whenever delinquent utility balances are unpaid; collection efforts have been ignored; and active services have been terminated. Below are the steps taken in typical situations:

- Friendly Reminder is mailed
- Final Notice is mailed
- Door Tag is placed at premise
- Services are terminated

A Notice of Intent to Assess letter is mailed (after Council approves the Resolution of Intent to Assess) to the customer and property owner giving them 30 days to pay their delinquent municipal utility bill before the resolution for special assessment is approved by City Council to lien properties.

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

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

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: N/A

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

INTENT TO ASSESS

WHEREAS, utility service charges (water, sewer, storm sewer, solid waste, and recycling), penalties and Iowa sales tax have been provided to various properties in the City of Cedar Rapids, Iowa, and

WHEREAS, the occupants of the properties have failed to pay the municipal utility billings mailed for the utility service charges, and

WHEREAS, the utility service charges are now delinquent at these properties.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that special assessments be made against the properties and for the amounts shown on the attached listing, will be made by the City Council on the 9th day of January 2024. Notice was given by mailing to the owners of the properties, a notice of this proposed assessment, stating the amount of the assessment and the description of the property, and on what account, and that objections to said proposed assessment may be filed prior to 11:00 a.m., January 9, 2024.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LIEN INTENTS 12/05/2023

#	Balance Due	Premise Address	Council District #
1	\$ 89.45	7 25TH AVE SW	5
2	\$ 146.19	119 18TH ST NW	4
3	\$ 234.40	135 35TH ST NE	2
4	\$ 250.14	152 14TH AVE SW	3
5	\$ 34.91	202 18TH ST NE #2	3
6	\$ 207.19	263 WILSON AVE SW - FRONT	5
7	\$ 235.25	320 35TH ST NE	2
8	\$ 45.76	515 2ND AVE SW #103	3
9	\$ 364.57	612 4TH AVE SW - UPPER	4
10	\$ 285.37	646 JONADEL LN NW	4
11	\$ 259.90	722 F AVE NW #3	4
12	\$ 243.33	730 G AVE NW	4
13	\$ 134.04	852 19TH ST SE	3
14	\$ 82.65	870 CENTER POINT RD NE	1
15	\$ 132.44	918 9TH ST SW	4
16	\$ 455.26	1042 11TH ST NE	1
17	\$ 290.28	1123 ELLIS BLVD NW	1
18	\$ 433.05	1219 5TH AVE SE	3
19	\$ 248.51	1311 10TH ST NW	1
20	\$ 85.87	1546 C AVE NE	3
21	\$ 294.04	1629 K AVE NE	2
22	\$ 81.72	1708 RICHMOND RD NE	1
23	\$ 198.02	1801 WILSON AVE SW	5
24	\$ 488.33	1964 B AVE NE	3
25	\$ 191.96	2106 L ST SW	3
26	\$ 226.91	2463 5TH AVE SE	3
27	\$ 267.22	3030 O AVE NW	1
28	\$ 238.55	3371 CENTER POINT RD NE	1
29	\$ 77.57	3515 SUE LN NW	4
30	\$ 131.50	4540 MIDWAY DR NW	4
	\$ 6,454.38	Grand Total	
	30	Number of Properties	
	\$ 34.91	Balance Due - Low	
	\$ 488.33	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 – 22 properties.

CIP/DID #WTR102423-01

5EnvisionCR Element/Goal: Routine business - EnvisionCR does not apply

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

Below are the steps taken in typical situations:

- Friendly Reminder is mailed
- Final Notice is mailed
- Door Tag is placed at premise
- Services are terminated
- 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. 1591-10-23 on October 24, 2023.

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

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

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

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: N/A

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

SPECIAL ASSESSMENTS

WHEREAS, the City Council of the City of Cedar Rapids, Iowa has heretofore passed a Resolution of Intent to Assess various properties in the City of Cedar Rapids, Iowa for delinquent municipal utility service charges (water, sewer, and storm sewer), penalties and Iowa sales tax, and

WHEREAS, a listing of the various properties for said delinquent utility service charges has been filed with the City Clerk and notice of assessment has been given to the property owners.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that there be and is hereby levied an assessment against various properties for the amounts shown on the attached listing and made a part of this resolution, and

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

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

SPECIAL ASSESSMENTS (TO BE LIENED) 12/05/2023

SPECIAL ASSESSMENTS 12/05/2023				
LIEN INTENTS 10/24/2023				
#		Balance Due	Premise Address	Council District #
1		\$ 307.14	232 27TH ST NW	4
2		\$ 798.03	361 PARK TER SE	2
3		\$ 1,146.58	517 14TH ST SE	3
4		\$ 82.99	605 G AVE NW #116	1
5		\$ 74.68	605 G AVE NW #117	1
6		\$ 264.34	1110 7TH ST SE	3
7		\$ 261.59	1230 BELMONT PKWY NW	4
8		\$ 43.45	1353 B AVE NW	4
9		\$ 130.08	1422 9TH ST NW	1
10		\$ 230.53	1500 4TH AVE SE	3
11		\$ 217.20	1528 5TH AVE SE	3
12		\$ 315.02	1736 27TH ST NW	1
13		\$ 251.57	2101 HAVEN CT SW	5
14		\$ 573.49	2230 WILEY BLVD SW	5
15		\$ 385.83	2641 BEVER AVE SE	3
16		\$ 241.17	3036 CENTER POINT RD NE #103	1
17		\$ 48.71	3717 12TH AVE SW #N1	4
18		\$ 94.78	3717 12TH AVE SW #N2	4
19		\$ 49.03	4501 SHERMAN ST NE	1
20		\$ 102.03	4551 33RD AVE SW	5
21		\$ 129.08	4800 FRUITWOOD LN NW	4
22		\$ 66.52	5300 20TH AVE SW #105	5
		\$ 5,813.84	Grand Total	
		22	Number of Properties	
		\$ 43.45	Balance Due - Low	
		\$ 1,146.58	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: Maintenance bonds

Water system improvements in L Street 2nd Addition and 4-year Maintenance Bond submitted by Koelker Excavating, Inc. in the amount of \$27,464.
CIP/DID #2023086-01

EnvisionCR Element/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.

The Developer, Tiedtke Construction, was granted permission by the Water Division to install 6-inch water main, and appurtenances in L Street 2nd Addition (Project No. 2023086). The Contractor, Koelker Excavating, Inc. has installed 205 feet of 6-inch DIP water main and appurtenances on L Street 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.

Action/Recommendation: The Utilities Department – Water Division is recommending acceptance of the water system improvements installed for L Street 2nd Addition (Project No. 2023086) and the Contractor's 4-year Maintenance Bond #54256310, in the amount of \$27,464 submitted by Koelker Excavating, Inc.

Alternative Recommendation: 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: 12/5/2023

Budget Information: N/A

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Developer, Tiedtke Construction, was granted permission by the Water Division to install 6-inch water main, and appurtenances in L Street 2nd Addition (Project No. 2023086) to the City of Cedar Rapids, Iowa, and

WHEREAS, the Contractor, Koelker Excavating, Inc. has installed 205 feet of 6-inch DIP water main and appurtenances on L Street SW, and

WHEREAS, said work has now been completed and the Contractor, Koelker Excavating, Inc. as Principal, has submitted a 4-Year Maintenance Bond #54256310 executed by United Fire & Casualty Company, as Surety, in the sum of \$27,464 (Twenty Seven Thousand and Four Hundred Sixty-Four Dollars and No/100) covering said work.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the water mains, services, and appurtenances L Street 2nd Addition (Project No. 2023086) be hereby accepted, and

BE IT FURTHER RESOLVED that the 4-Year Maintenance Bond filed by Koelker Excavating, Inc. as Principal, and executed by United Fire & Casualty 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: 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 in L Street 2nd Addition and 4-year Maintenance Bond submitted by Wax Excavating, Inc. in the amount of \$12,000.

CIP/DID #2023086-02

EnvisionCR Element/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.

The Developer, Tiedtke Construction, was granted permission by the Water Division to install 1-inch water services in L Street 2nd Addition (Project No. 2023086). The Contractor, Wax Excavating, Inc. has installed four (4) 1-inch services on L Street 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.

Action/Recommendation: The Utilities Department – Water Division is recommending acceptance of the water system improvements installed for L Street 2nd Addition (Project No. 2023086) and the Contractor's 4-year Maintenance Bond #54256311, in the amount of \$12,000 submitted by Wax Excavating, Inc.

Alternative Recommendation: 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: 12/5/2023

Budget Information: N/A

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Developer, Tiedtke Construction, was granted permission by the Water Division to install 1-inch water services in L Street 2nd Addition (Project No. 2023086) to the City of Cedar Rapids, Iowa, and

WHEREAS, the Contractor, Wax Excavating, Inc. has installed four (4) 1-inch water services on L Street SW, and

WHEREAS, said work has now been completed and the Contractor, Wax Excavating, Inc. as Principal, has submitted a 4-Year Maintenance Bond #54256311 executed by United Fire & Casualty Company, as Surety, in the sum of \$12,000 (Twelve Thousand Dollars and No/100) covering said work.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the water services installed in L Street 2nd Addition (Project No. 2023086) be hereby accepted, and

BE IT FURTHER RESOLVED that the 4-Year Maintenance Bond filed by Wax Excavating, Inc. as Principal, and executed by United Fire & Casualty Company, as Surety, be hereby approved and filed with the City of Cedar Rapids Finance Director.

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LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: Accept projects

Resolution accepting project, authorizing final payment in the amount of \$42,819.55 and approving the 4-year Performance Bond submitted by E & F Paving Co., LLC for the 6th Street SW from 76th Avenue to 2,000' South project (original contract amount was \$3,335,500; final contract amount is \$3,210,422.96).

CIP/DID #301882-02

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

Background: Construction has been substantially completed by E & F Paving Co., LLC for the 6th Street SW from 76th Avenue to 2,000' South project. This is an approved Capital Improvements Project (CIP No. 301882-02) with a final construction contract amount of \$3,210,422.96. Funding resources for this project were approved in FY 24 and prior years and the project is completed within the approved budget.

Action/Recommendation: The Public Works Department recommends adoption of the Resolution to accept the project and performance bond and issue final payment to the contractor in the amount of \$42,819.55.

Alternative Recommendation: There is no alternative recommendation but an alternative action is to not accept the project. If the project is not accepted, the project cannot be closed out (retainage cannot be released to Contractor, four-year maintenance bond period cannot begin) and City could be subject to claims since Contractor has fulfilled the terms of the construction contract.

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: 301/301000/301882 NA, DOT RISE grant

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City Engineer certifies construction contract work on the 6th Street SW from 76th Avenue to 2,000' South project (Contract No. 301882-02), has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond dated July 27, 2021 in the amount of \$3,260,500 covering said work filed by E & F Paving Company, LLC and executed by North American Specialty Insurance Company provides a 4-year correction period for defects in materials and workmanship, and

WHEREAS, the final cost summary for this project is as follows:

Original Contract Amount	\$3,260,500.00
Original Incentive Value	75,000.00
Change Order No. 1	6,414.22
Change Order No. 2	39,903.18
Change Order No. 3	49,705.95
Change Order No. 4	1,318.65
Change Order No. 5	21,311.50
Change Order No. 6	5,165.94
Change Order No. 7	49,673.57
Change Order No. 8	31,987.63
Change Order No. 9	2,209.78
Change Order No. 10 Final	<u>(332,767.46)</u>
Amended Contract Amount	\$3,210,422.96

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that based on the City Engineer's recommendation, the 6th Street SW from 76th Avenue to 2,000' South project (Contract No. 301882-02) be and the same is hereby accepted as being substantially completed, and the City of Cedar Rapids Finance Director is authorized and directed to issue a warrant in the sum of \$42,819.55 to E & F Paving Co., LLC as final payment.

The final contract price is \$3,210,422.96 distributed as follows:

\$535,316.30	301-301000-30185-301882
\$2,225,322.16	301-301000-30186-301882
\$45,046.00	304-304000-30485-304524
\$306,854.00	304-304000-30486-304524
\$97,884.50	625-625000-62586-6250111

BE IT FURTHER RESOLVED, that sales tax was not paid on the above project and therefore there is no refund to be submitted to the State of Iowa.

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LEG_PASSED_FAILED_TAG

MayorSignature

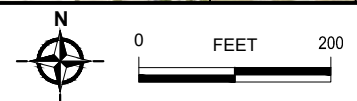
Attest:

ClerkSignature

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6th Street SW from 76th Avenue to 2,000' South Project





Council Agenda Item Cover Sheet

Submitting Department: Purchasing

Director Contact: Angie Charipar – a.charipar@cedar-rapids.org – (319) 286-5090

Presenter at Meeting: Brad DeBrower

Description of Agenda Item: Accept projects

CR Transit Maintenance Garage project, final payment in the amount of \$49,711 and 2-year performance Bond submitted by Garling Construction Inc. (original contract amount was \$2,774,000; final contract amount is \$3,004,989.48).

CIP/DID #PUR0821-050; 665283

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

Background: This is for the CR Transit Maintenance Garage project. City Council awarded the project to Garling Construction, Inc. by Resolution No. 1643-10-21. The Transit Division has certified that the Contract work has been substantially completed in accordance with the approved plans and specifications. Partial final payment to Garling Construction, Inc. in the amount of \$100,538.47 was previously authorized by Resolution No. 1418-09-23.

A Performance Bond dated October 26, 2021 in the amount of \$2,774,000 covering said work filed by Garling Construction, Inc. and executed by United Fire & Casualty Company provides a two-year correction period for defects in materials and workmanship.

This resolution is to accept the project, begin the two-year correction period, and release final payment to Garling Construction, Inc. of \$49,711.

History of contract:

	Price	Description
Original Contract	\$2,774,000.00	Resolution No 1643-10-21
Change Order No. 1	\$19,478.06	Increase volume for COR 01, 02, 03R1
Change Order No. 2	\$118,716.74	Resolution No 1408-09-22 – increase for COR 04R
Change Order No. 3	\$31,615.21	Increase volume for COR 06R, 07-09, 10R
Change Order No. 4	\$45,269.70	Increase COR 11-17, 19-20; extend to 06/30/2023
Change Order No. 5	\$776.47	Increase volume for COR 21
Change Order No. 6	\$0.00	Extend contract through 10/31/2023
Change Order No. 7	\$15,133.30	Increase volume for COR 22-24 and 26
Total	\$3,004,989.48	Not to exceed, except by written amendment

Action/Recommendation: Recommend Council approve the resolution.

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 552000-665-665000-665283

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 Garling Construction, Inc. are parties to a Contract for the CR Transit Maintenance Garage project, authorized by Resolution No. 1643-10-21; and

WHEREAS, the construction contract work has been substantially completed on the CR Transit Maintenance Garage project (Contract No. PUR0821-050; 665283) in accordance with the approved plans and specifications; and

WHEREAS, the final cost of this project is \$3,004,989.48 and funding for these services is covered under the budget coding 665-665000-665283; and

WHEREAS, a Performance Bond, dated October 26, 2021 in the amount of \$2,774,000 covering said work filed by Garling Construction, Inc. 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 based on the Transit Division Program Manager's recommendation, the CR Transit Maintenance Garage project (PUR0821-050) 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 \$49,711 to Garling Construction, Inc.; 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: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of an Addendum to Agreement No. 18-STP-103 between the Iowa Department of Transportation (Iowa DOT) and the City of Cedar Rapids for the Lindale Trail Phase II project.

CIP/DID #325071-00

EnvisionCR Element/Goal: ConnectCR Goal 5: Support the development of an effective, regional, multimodal transportation system.

Background: The City of Cedar Rapids entered into an Agreement with the Iowa DOT for federal Surface Transportation Program (STP) funds in the amount of \$522,000 in 2017. It has now been determined that additional funds are available making a total amount available of \$950,000 (\$428,000 additional) for Lindale Trail Phase II.

Action/Recommendation: The Public Works Department recommends approving the resolution authorizing execution of the Addendum to the Agreement between the Iowa DOT and the City of Cedar Rapids for the Lindale Trail Phase II project in order to receive the additional funding. Upon City approval, signed agreements will be returned to the Iowa DOT for necessary signatures.

Alternative Recommendation: None.

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: 325/325000/325071, 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 was allocated \$522,000 in federal Surface Transportation Program (STP) funds for Lindale Trail Phase II with the Iowa Department of Transportation (Iowa DOT), and

WHEREAS, Resolution No. 1263-09-17 authorized execution of Agreement No. 18-STP-103, and

WHEREAS, it has been determined additional funds for a total amount of \$950,000 are now available, and

WHEREAS, the City Engineer recommends authorizing execution of Addendum to Agreement No. 18-STP-103-A with the Iowa DOT,

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 execute the Addendum for Iowa DOT Agreement No. 18-STP-103-A for a Federal-Aid Program project with the Iowa Department of Transportation in the amended total amount of \$950,000 in connection with the Lindale Trail Phase II project (CIP No. 325071-00).

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Community Development

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

Presenter at Meeting: Noah Zeker

Description of Agenda Item: CONSENT AGENDA

Resolution authorizing submission and providing letter of support for a grant application for \$15,000 to the State Historic Preservation Office for assistance to conduct phase one of an intensive survey of the Vernon Heights area.

CIP/DID #CD-0046-2018

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

Background: In 2015, the City adopted its Historic Preservation Plan, outlining preservation goals and initiatives for the city. As a part of this plan, Goal 5 states, *A detailed understanding of Cedar Rapids' history that provides a base for preservation efforts*. Followed by initiatives that call for conducting intensive surveys.

The State Historic Preservation Office offers annual grants for Certified Local Governments (CLG), which can fund intensive surveys. CLG grants are cost reimbursable and have a 60:40 match ratio, which means that the City must provide a \$10,000 match to the \$15,000 grant request.

Due to the size of Vernon Heights, this proposed intensive survey would be the first of two required to determine and document the historic significance of the area.

Recommended Action: City staff recommends approval of the resolution.

Alternative: City Council may table and request additional information.

Time Sensitivity: The grant application is due on December 15th, 2023. The resolution and letter of support will be submitted.

Meeting Date: December 5, 2023

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 Historic Preservation Plan encourages the preservation of historic properties throughout the city; and

WHEREAS, the Historic Preservation Plan and the Historic Preservation Commission have recommended conducting intensive surveys throughout the City to promote historic preservation and identify historic assets; and

WHEREAS, the State Office of Historic Preservation is currently seeking grant applications for its Certified Local Government grant program; and

WHEREAS, the City of Cedar Rapids is designated a Certified Local Government by the State Historic Preservation Office and is eligible to apply for the grant; and

WHEREAS, the Certified Local Government grant program requires a 40 percent match from the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the staff is authorized to submit a grant application for \$15,000 to the State Historic Preservation Office for assistance in conducting phase one of an intensive survey of the Vernon Heights area.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Transit

Presenter at Meeting: Brad DeBrower

Contact Person: Angie Charipar

Cell Phone Number: 319-538-1062

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

Description of Agenda Item: CONSENT AGENDA

Resolution authorizing application to the Corridor Metropolitan Planning Organization for transportation funds and committing to provide local matching funds contingent upon award and acceptance of transportation grant funds.

EnvisionCR Element/Goal: ConnectCR Goal 1: Provide choices for all transportation users: inter- and intra-city.

Background:

The Corridor MPO is soliciting applications from member jurisdictions for federal funding for eligible roads, trails, and transit projects for Federal Fiscal Year 2029. Cedar Rapids Transit will be applying to the Corridor MPO for \$1,361,000 in federal funds for the purchase of two heavy-duty buses and one medium-duty bus to replace buses that will exceed their federal replacement thresholds.

Action/Recommendation: To pass the resolution.

Alternative Recommendation: None

Time Sensitivity: An authorizing resolution must be included in the application.

Resolution Date: December 5, 2023

Budget Information: The federal funds will fund up to 80% of the cost of the buses and significantly reduce the amount of local funds needed for these CIP projects.

Local Preference Policy: (Click here to select)

Explanation: NA

Recommended by Council Committee: (Click here to select)

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

AUTHORIZING APPLICATION TO THE CORRIDOR METROPOLITAN PLANNING ORGANIZATION (CORRIDOR MPO) FOR TRANSPORTATION FUNDS AND COMMITTING TO PROVIDE LOCAL MATCHING FUNDS CONTINGENT UPON AWARD AND ACCEPTANCE OF TRANSPORTATION GRANT FUNDS.

WHEREAS, the Corridor MPO is soliciting applications from member jurisdictions for federal funding for eligible roads, trails, and transit projects for Federal Fiscal Year 2029.

WHEREAS, the City of Cedar Rapids, doing business as Cedar Rapids Transit, has a need to replace buses that are used in the fixed-route transit and ADA paratransit services.

WHEREAS, Cedar Rapids Transit will be applying to the Corridor MPO for \$1,361,000 in federal funds for the purchase of two heavy-duty buses and one medium-duty bus to replace buses that exceed their federal replacement thresholds.

WHEREAS, the City of Cedar Rapids has the legal jurisdiction and authority to purchase, operate and maintain the proposed capital projects, has sufficient non-federal funds to provide the local match for capital projects, and will have the funds to operate and maintain the buses as purchased under this project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that Cedar Rapids Transit is authorized on behalf of the City of Cedar Rapids to apply for transportation funds to the Corridor Metropolitan Planning Organization as follows:

1. The City agrees to conform with the regulations, statutes, terms, and conditions described in the application and instructions.
2. The City will comply with the conditions of accepting transportation funding from the Corridor Metropolitan Planning Organization.
3. The City commits to provide the matching funds as proposed in the funding application contingent upon award, and acceptance, of federal funding.
4. The City is under no obligation to perform the project if the application for funding is not approved.
5. If federal funds are approved for the project, the City will include the required local matching funds in its Capital Improvements Program, and the City will adequately maintain the buses through their respective federal replacement thresholds.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond, PE

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing submittal of a grant application to the Corridor Metropolitan Planning Organization for Federal Surface Transportation Block Grant (STBG) funding for the Sac and Fox Trail Extension Segment 2.

CIP/DID #325049-00

EnvisionCR Element/Goal: ConnectCR Goal 1: Provide choices for all transportation users: inter- and intra-city.

Background: Annually, the Corridor Metropolitan Planning Organization provides funds for Federal Surface infrastructure projects on a competitive basis. A resolution must be included in each grant application being submitted to authorize the City's participation in the program. The Sac and Fox Trail Extension Segment 2 is approximately 1.5 miles, located in former railroad right-of-way between East Post Road SE and Mount Vernon Road.

Action/Recommendation: The Public Works Department recommends approving the resolution authorizing submittal of a grant application to the Corridor Metropolitan Planning Organization for STBG funds for the Sac and Fox Trail Extension Segment 2.

Alternative Recommendation: If the resolution is not approved, the grant application for trail funds cannot be submitted. The trail project will continue to be deferred until another funding source can be determined.

Time Sensitivity: Normal

Resolution Date: 12/5/23

Budget Information: 325/325000/325049-00, 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, Iowa is applying to the Corridor Metropolitan Planning Organization for \$1,653,000 of Federal Surface Transportation Block Grant (STBG) funding to construct the Sac and Fox Trail Extension Segment 2 from East Post Road to Mount Vernon Road, and

WHEREAS, the City has the legal jurisdiction and authority to construct, finance, operate and maintain the proposed recreational trail within the City of Cedar Rapids limits for a minimum of twenty years.

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

1. That the City of Cedar Rapids, Iowa agrees to conform with the regulations, statutes, terms and conditions described in the application and instructions.
2. Comply with conditions of accepting transportation funding from the Corridor Metropolitan Planning Organization.
3. That the City commits to provide the additional matching funds of \$413,000 proposed in the funding application contingent upon award, and acceptance, of federal STBG funding for the above-mentioned project. The City of Cedar Rapids is under no obligation to perform said project if the City of Cedar Rapids application for funding is not approved.
4. That if federal STBG funds are approved for the above-mentioned project, the required local matching funds will be included in the future Capital Improvements Programs, and the City will adequately maintain the project for its intended public use for a minimum of twenty years following completion.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing submittal of a grant application to the Corridor Metropolitan Planning Organization for Federal Surface Transportation Block Grant (STBG) funding for the construction of 6th Street SW from 16th Avenue to 1st Avenue Reconstruction.

CIP/DID #301099-00

EnvisionCR Element/Goal: ConnectCR Goal 1: Provide choices for all transportation users: inter- and intra-city.

Background: Annually, the Corridor Metropolitan Planning Organization provides funds for Federal Surface infrastructure projects on a competitive basis. A resolution must be included in each grant application being submitted to authorize the City's participation in the program.

The project will reconstruct 6th Street SW from 16th Avenue to 1st Avenue W with conversion of a four-lane section to three-lane section with a center left-turn lane and bike lanes. The project will also include the replacement of traffic signals at 16th Avenue, 15th Avenue, and 5th Avenue, storm sewer, fiber interconnect of traffic signals, transit stops, sidewalks, and water main improvements.

The project will increase safety by adding a center turn lane and accommodate bicycle traffic with the addition of bike lanes. Signal replacements will provide better access for pedestrians at the major intersections, and ramp upgrades will bring the corridor into Americans with Disabilities Act (ADA) compliance. This section of 6th Street is between two recent improvement projects: between 1st Avenue and Ellis Boulevard, and between 16th and 33rd Avenues. The completion of this project will provide much-needed upgrades. The total estimated cost for this project is \$17,192,000 (2029 dollars). The City is applying for \$13,753,600 in STBG funding.

Action/Recommendation: The Public Works Department recommends approving the resolution authorizing submittal of a grant application to the Corridor Metropolitan Planning Organization for Federal Surface Transportation Block Grant (STBG) funding for the construction of roadway project on 6th Street SW from 16th Avenue to 1st Avenue.

Alternative Recommendation: Do not submit the grant application for STBG funds. The roadway project will continue to be deferred until another funding source can be determined.

Time Sensitivity: Normal

Resolution Date: 12/5/23

Budget Information: 301/301000/301099-00, 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, Iowa is applying for \$13,753,600 through the Corridor Metropolitan Planning Organization for funding in Federal Fiscal Year 2025 to 2029 for Federal Surface Transportation Block Grant (STBG) funding for the reconstruction of 6th Street SW from 16th Avenue to 1st Avenue, and

WHEREAS, the City has the legal jurisdiction and authority to construct, finance, operate and maintain the proposed facilities within the City of Cedar Rapids limits for a minimum of twenty years, and

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

1. That the City of Cedar Rapids, Iowa agrees to conform with the regulations, statutes, terms and conditions described in the application and instructions.
2. That the City of Cedar Rapids, Iowa will comply with conditions of accepting transportation funding from the Corridor Metropolitan Planning Organization.
3. That the City commits to provide the additional matching funds of \$3,438,400 proposed in the funding application contingent upon award, and acceptance, of federal STBG funding for the above-mentioned project. The City of Cedar Rapids is under no obligation to perform said project if the City of Cedar Rapids application for funding is not approved.
4. That if federal STBG funds are approved for the above-mentioned project, the required local matching funds will be included in the future Capital Improvements Program, and the City will adequately maintain the project for its intended public use for a minimum of twenty years following completion.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Community Development - Housing

Presenter at Meeting: Sara Buck

Contact Person: Jennifer Pratt

Cell Phone Number: 538-2552

E-mail Address: J.Pratt@cedar-rapids.org

Description of Agenda Item: Purchases, contracts and agreements

Memorandum of Understanding between the City of Cedar Rapids, Linn County, Housing Fund for Linn County, Waypoint, and Willis Dady Emergency Shelter, Inc. for the operation of the Linn County Winter Overflow Shelter.

CIP/DID # CD-0075-2021

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

Background: This resolution allows the City of Cedar Rapids to enter into an agreement for the operation of the Linn County Winter Overflow Shelter. Since 2015, the City and County have partnered to provide a Winter Overflow Shelter to protect the health and safety of individuals experiencing homelessness during the coldest time of year. Funding has been provided to the Housing Fund for Linn County and will be drawn down by Willis Dady and Waypoint as costs are incurred.

The City contracted with the National Alliance to End Homelessness who provided a two-day clinic in June, where they reviewed our local data and provided recommendations. One of those recommendations was to invest in diversion. Therefore, Waypoint will be providing diversion services to ensure only those without other options are entering the shelter system. Those in need of shelter should be referred to Waypoint, however if it is after 8 p.m., they can go directly to the Winter Overflow Shelter and Waypoint will connect with them in the morning.

The Winter Overflow Shelter opened to the public on Wednesday, November 15, 2023, and is located at 1017 12th Ave SW in Cedar Rapids. The shelter opens daily at 6 p.m. and closes at 7:30 a.m. but remains open on holidays when other public buildings are closed.

Action/Recommendation: Approve the resolution.

Alternative Recommendation: Table the resolution and request additional information.

Time Sensitivity: High

Resolution Date: December 5, 2023

Budget Information:

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

Recommended by Council Committee: No
Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids (City) and Linn County (County) have jointly funded a Winter Overflow Shelter since 2015 to protect the health and safety of individuals experiencing homelessness during the coldest time of the year; and

WHEREAS, the City and County have partnered with the Housing Fund for Linn County to provide funding oversight, with Waypoint Services for diversion and referrals, and with Willis Dady Emergency Shelter, Inc. for staffing of the shelter (Partnering Agencies); and

WHEREAS, the City, County, and Partnering agencies have come to a mutual agreement as to the terms and conditions of a new Memorandum of Understanding, which outlines the roles and responsibilities of all partners regarding the Winter Overflow Shelter.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk, or their designees, are hereby authorized to execute a Memorandum of Understanding with Linn County, Housing Fund for Linn County, Waypoint Services, and Willis Dady Emergency Shelter, Inc. for the operation of the Winter Overflow Shelter located at 1017 12th Ave SW.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Director Contact: Bob Hammond – r.hammond@cedar-rapids.org – (319) 440-1005

Presenter at Meeting: Mike Duffy

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of a 28E Agreement with Linn County, Iowa, for road maintenance, construction, and snow and ice control along joint corporate limits.

CIP/DID #80-24-019

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

Background: The City of Cedar Rapids (City) and Linn County (County) have previously entered into 28E Agreements (Agreement) to provide snow and ice control along joint corporate limits. The City and County desire to update the Agreement to include common street and road maintenance problems of a normal and routine nature and construction projects, in addition to snow and ice control along joint corporate limits. This 28E Agreement includes a list of what is considered normal and routine maintenance items, as well as items that are not considered normal and routine. The expectations for construction projects and snow and ice control are also covered in the 28E Agreement.

Recommended Action: Approve the resolution authorizing execution of the 28E Agreement.

Alternative: Not approve the 28E and continue maintaining the joint corporate limits as outlined in the previous 28E agreement.

Time Sensitivity: Normal

Meeting Date: December 5, 2023

Budget Information:

Local Preference Policy: (Click here to select)

Explanation:

Recommended by Council Committee: (Click here to select)

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids, Iowa (City) and Linn County, Iowa (County) have previously entered into 28E Agreements (Agreement) regarding snow and ice control along joint corporate limits,

WHEREAS, City and County desire to update the Agreement to include common street and road maintenance problems of a normal and routine nature, and construction projects, in addition to snow and ice control along joint corporate limits, and

WHEREAS, the City and County desire to effectively deal with common street and road maintenance problems which occur on shared portions and are considered to be of a normal and routine nature, to enhance consistency of related traffic control measures and to provide a more cost-effective maintenance program, and

WHEREAS, said Agreement is effective until updated or rescinded by resolution.

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 signing of the 28E Agreement with Linn County regarding snow and ice control, common street and road maintenance problems of a normal and routine nature, and construction projects, all along joint corporate limits and as outlined in said Agreement.

BE IT FURTHER RESOLVED, that said agreement shall be filed with the City of Cedar Rapids Finance Director and thereafter filed with the Office of the Secretary of State.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Director Contact: Bob Hammond – r.hammond@cedar-rapids.org – (319) 440-1005

Presenter at Meeting: Cari Pauli

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of a 28E Agreement with Linn Mar School Community School District for an amount not to exceed \$2,192.67 for the adult crossing guard program for fiscal year 2024.

CIP/DID #60-24-011

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

Background: The City of Cedar Rapids entered into a 28E Agreement with Linn Mar School Community School District for implementation of an adult crossing guard program, which expired on June 30, 2023.

Action/Recommendation: The Public Works Department recommends adopting the resolution authorizing execution of a 28E Agreement for participation in the adult crossing guard program for FY24, reimbursing Linn Mar School Community School District for 50 percent of the costs for wages up to \$13.30 an hour, fringes, and updated equipment, up to a maximum of \$2,192.67.

Alternative Recommendation: Linn Mar School would be responsible for 100% of the funding for their adult crossing guard(s).

Time Sensitivity: Normal

Meeting Date: December 5, 2023

Budget Information: 139000

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, Linn Mar School Community School District (SCHOOL) has agreed to establish and operate an adult guard program at designated school crossings and has submitted a 28E Memorandum of Agreement agreeing to the terms and conditions of the program, and

WHEREAS, the City has allocated funding in the amount of \$64,087 in its Fiscal Year 2023 adult guard budget to be distributed to schools/districts participating in the adult guard program, according to the number of approved guard locations, to reimburse 50 percent of the hourly wage and other costs incurred for the guard program, and

WHEREAS, according to the number of SCHOOL crossing guard hours, the SCHOOL is eligible for a maximum reimbursement amount of \$2,192.67, and

WHEREAS, the City will reimburse the SCHOOL 50 percent of the hourly wage of \$13.30, with the remaining maximum to be used to reimburse fringes, update Manual on Uniform Traffic Control Devices (MUTCD)-compliant guard clothing and portable equipment for existing location, and new MUTCD-compliant guard clothing and portable equipment for new locations,

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 28E Memorandum of Agreement with Linn Mar School for an adult guard program.

BE IT FURTHER RESOLVED, that the 28E Memorandum of Agreement with Linn Mar School be accepted 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: CD - Housing

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

Presenter at Meeting: Sara Buck

Description of Agenda Item: Purchases, contracts and agreements

Approving the change in owner and authorizing execution of amendments to various agreements related to the City's HOME Investment Partnership program for Quarton Place, 85 Harbet Avenue NW, from Harbet Avenue Limited Partnership to Affordable Housing Network, Inc. (AHNI).

CIP/DID #CDBG-FY01

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

Background: Quarton Place, 85 Harbet Avenue NW, currently owned by Harbet Avenue Limited Partnership was partially funded through the City's HOME Investment Partnership program to create 28 units of affordable housing. This property is under affordability until April 8, 2024 at which time the property's lien securing the funded amount of \$285,000 would be released. Harbet Avenue Limited Partnership has requested to relinquish ownership to AHNI as they have been managing the property for several years. This would result in a cost savings for the project as expenses would be cut by no longer filing separate tax returns which has been required due to the partnership holding title.

The City has completed its due diligence in vetting the transfer of ownership through the following:

- Harbet Avenue Limited Partnership and AHNI are in good standing with the HOME Investment Partnership Program and City Code.
- AHNI has disclosed all properties owned and managed in the City of Cedar Rapids.
- AHNI has provided assignment documentation.

Recommended Action: City staff recommends approval of the resolution.

Alternative: City Council may table and request additional information.

Time Sensitivity: NA

Meeting Date: December 5, 2023

Budget Information: NA

Local Preference Policy: Not applicable

Explanation: NA

Recommended by Council Committee: (Click here to select)

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids, Iowa (“the City”) has authorized transfer of ownership of Quarton Place, 85 Harbet Avenue NW, from Harbet Avenue Limited Partnership to Affordable Housing Network, Inc. (AHNI). AHNI will take over responsibility for the following agreements as part of the funding provided for the project through the City’s HOME Investment Partnership Program:

1. HOME Investment Partnership Program New Construction-Rental Lien entered into by and between Assignor and the City of Cedar Rapids dated May 5, 2003 and recorded June, 2, 2003 in Book 5208, Page 276-277 of the records of the Linn County, Iowa Recorder;
2. Agreement for Covenants and Restrictions for the HOME Investment Partnership Program New Construction-Rental entered into by and between Assignor and the City of Cedar Rapids dated May 14, 2003 and recorded June, 2, 2003 in Book 5208, Page 278-280 of the records of the Linn County, Iowa Recorder;
3. Agreement for Activity Funded with HOME Investment Partnership Program made effective September 25, 2002 entered into by and between the City and the Former Funding Recipient.

WHEREAS, Harbet Avenue Limited Partnership has requested consent to transfer of ownership of said property to AHNI; and

WHEREAS, the City has completed due diligence in vetting the prospective owner in accordance with City and program policies; and

WHEREAS, AHNI has agreed to accept responsibility for the property including all program requirements for the remaining term of affordability as evidenced by the lien and agreement documents; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that documents related to the transfer of ownership are approved and the City Manager, or designee, is authorized to sign them on behalf of the City.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: City Manager

Presenter at Meeting: Scott Mather

Contact Person: Bill Micheel

E-mail Address: w.micheel@cedar-rapids.org

Phone Number/Ext.: (319) 432-4579

Description of Agenda Item: Purchases, contracts and agreements

Resolution approving and authorizing execution of Amendment No. 1 to the Development Agreement with OFB, LLC for a redevelopment project at 415-421 C Ave NW. CIP/DID # DISP-0028-2019

EnvisionCR Element/Goal: GrowCR Goal 1: Encourage mixed-use and infill development.
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Background: The Resolution authorizes Amendment No. 1 to the Development Agreement ("Amendment") with OFB, LLC. This Amendment modifies the terms related to the minimum improvements as it removes the single-family home portion and retains the 4-unit row home due to a lack of space on the two lots. In addition, the amendment involves a change in the total capital investment, construction commencement and completion dates, and TIF payment schedule. All other terms of the development agreement remain in full force and effect.

Action/Recommendation: City staff recommends approval of resolution.

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

Time Sensitivity: NA

Resolution Date: December 5, 2023

Budget Information: NA

Local Preference Policy: NA

Recommended by Council Committee: NA

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 OFB, LLC

WHEREAS, on July 25, 2023 the City and OFB, LLC (“Developer”) entered into a Development Agreement (“Agreement”) which provides for the Developer’s construction of certain Minimum Improvements; and

WHEREAS, the City and Developer desire to amend the Agreement to modify the terms and conditions related to the Minimum Improvements to include only the construction of a new 4-unit row home, Construction Commencement and Completion Dates, TIF Payment Schedule; 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: Community Development

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

Presenter at Meeting: Jennifer Pratt

Description of Agenda Item: Purchases, contracts and agreements

Authorizing renewal of the November 20, 2018 Easement Agreement with United Real Estate Holdings, LLC (UFG) and Andy Schumacher, Cobble Hill Restaurant owner, for the use and maintenance of the pocket park located at 209 and 213 2nd Street SE.

CIP/DID #CD-0054-2019

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

Background: The Resolution authorizes renewal of the November 20, 2018, Easement Agreement with United Real Estate Holdings, LLC (UFG) and Andy Schumacher, Cobble Hill Restaurant owner, for the use and maintenance of a pocket park at 209 and 213 2nd Street SE.

The pocket park includes public space at 209 and 213 2nd Street SE, including seating, public art (sculpture and framed murals), and additional outdoor seating for Cobble Hill Restaurant patrons.

The following are highlights of the terms and conditions of the agreement:

- No cost to City of Cedar Rapids for the easement
- Five-year term for access to the property, with options for two additional five-year terms
- Maintenance of the project to be maintained by the Economic Alliance

Recommended Action: City staff recommends approval of the Resolution.

Alternative: City Council may table and request additional information.

Time Sensitivity: NA

Meeting Date: December 5, 2023

Budget Information: NA

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

Prepared By: City of Cedar Rapids 319-286-5060
Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, United Real Estate Holdings, LLC (a real estate entity related to United Fire and Casualty Company) is owner of real property located at 209 and 213 2nd Street SE, including a surface parking lot (the "Property"); and

WHEREAS, on November 20, 2018 the City, United Real Estate Holdings, LLC and Andy Schumacher, Cobble Hill Restaurant owner entered a five-year Easement Agreement for the use and maintenance of a pocket park at 209 and 213 2nd Street SE; and

WHEREAS, a five-year Easement Agreement renewal has been prepared, subject to City Council approval, by and between the City, United Real Estate Holdings, and Andy Schumacher, and

WHEREAS, the Easement Agreement is now ready for execution on behalf of the City; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk, or their designees, are authorized and directed to execute the Easement Agreement renewal as described herein; and

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Easement Agreement renewal be accepted and recorded in the office of the Linn County Recorder.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA)
) ss.
COUNTY OF LINN)

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Resolution and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 5th day of December, 2023.

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Development Services

Presenter at Meeting: Tyrell Gingerich

Contact Person: William Micheel

Cell Phone Number: 319-286-5725

E-mail Address: w.micheel@cedar-rapids.org

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 south side of Blairs Ferry Road NE, west of Sammi Drive NE, from Northtowne Lot 6 LLC.

CIP/DID #ASDP-027662-2018

EnvisionCR Element/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 south side of Blairs Ferry Road NE. A Warranty Deed with Acquisition plat has been submitted by Northtowne Lot 6, LLC for approval and acceptance.

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

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

Time Sensitivity: NA

Resolution Date: December 5, 2023

Budget Information: NA

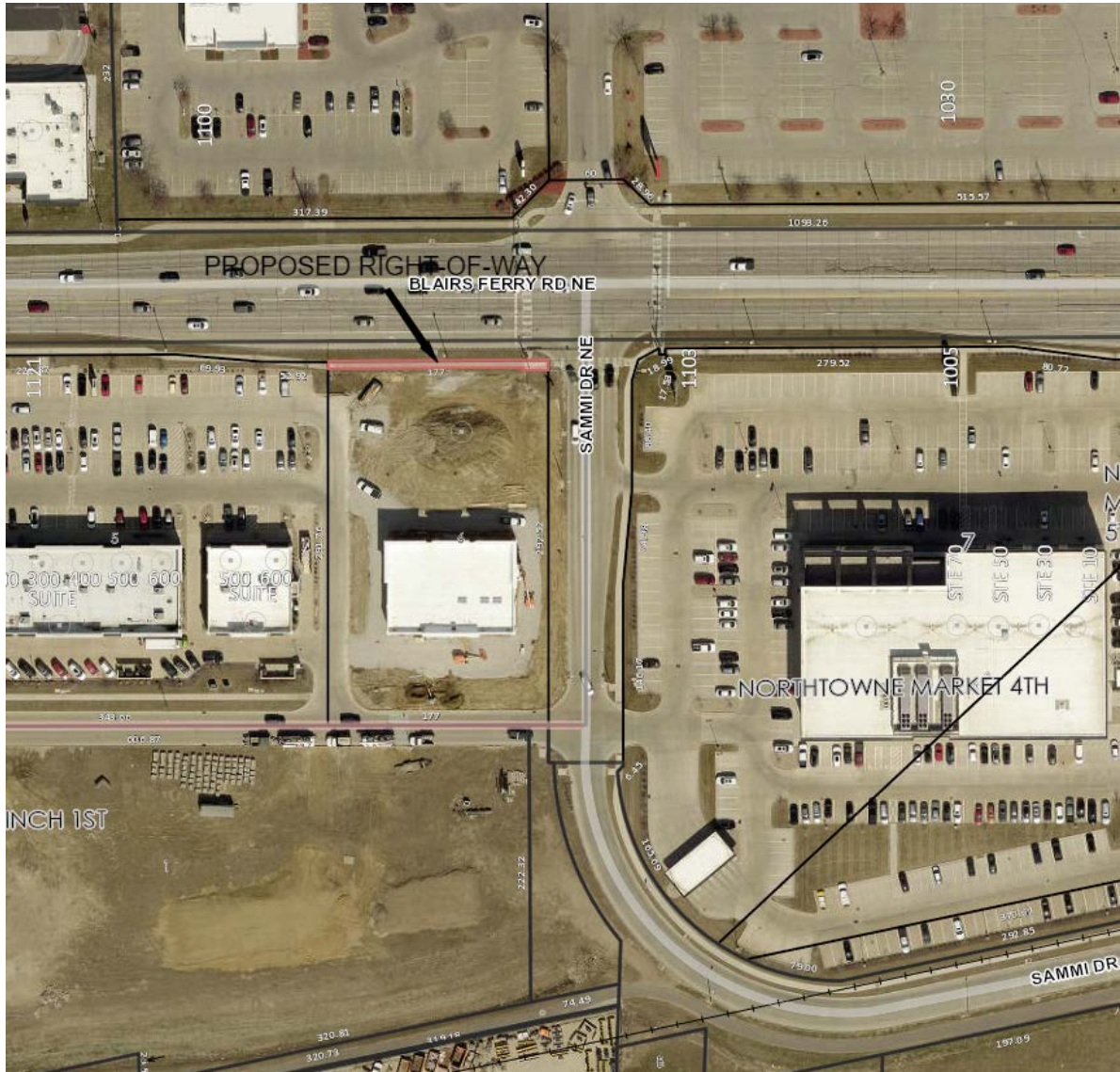
Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

Location map



Prepared By: City of Cedar Rapids 319-286-5060
Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, a condition of preliminary plat approval for property located at 1111 Blairs Ferry Road NE required property owner, Hunter Companies LLC, to establish a 10'-wide street reservation along Blairs Ferry Road NE as part of final plat approval, and

WHEREAS, the final plat of Northtowne Market Second Addition established said 10'-wide street reservation, and

WHEREAS, Hunter Companies LLC submitted a Warranty Deed and Groundwater Hazard Statement for Blairs Ferry Road NE and Sammi Drive NE right-of-way, adjacent to Lot 6 of Northtowne Market Second Addition, that was recorded in Book 10354, page 368 of Linn County Records, and

WHEREAS, Hunter Companies LLC submitted a site plan for 1111 Blairs Ferry Road which showed additional right-of-way to be dedicated along Blairs Ferry Road to encompass the proposed public sidewalk, and

WHEREAS, Lot 6 of said Northtowne Marked Second Addition was conveyed from Hunter Companies LLC to Northtowne Lot 6 LLC, and

WHEREAS, Northtowne Lot 6 LLC has submitted to the City the following executed documents:

1. Warranty Deed for Blairs Ferry Road NE right-of-way dedication.

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 5th day of December, 2023.

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Director Contact: Bob Hammond – r.hammond@cedar-rapids.org – (319) 440-1005

Presenter at Meeting: Rob Davis, PE, ENVSP

Description of Agenda Item: Purchases, contracts and agreements

Purchase Agreement in the amount of \$9,325 and accepting a warranty deed for right-of-way and temporary grading easement for construction from Hy-Vee, Inc., from land located at 2300 Bowling Street SW in connection with the Bowling Street Trail project.

CIP/DID #325072-00

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

Background: In a previous fiscal year, City Council approved funding towards the Bowling Street Trail project.

The easement is required to accommodate the proposed trail and sidewalk improvements, including a 10-foot trail, 6-foot sidewalks and bicycle lanes, and a roundabout at the intersection of Wilson Avenue and Bowling Street SW. Compensation amounts proposed are based on comparisons of similar properties to the subject property.

Action/Recommendation: The Public Works Department recommends adopting the resolution authorizing execution of a Purchase Agreement in the amount of \$9,325 and accepting a warranty deed and temporary grading easement for construction from Hy-Vee, Inc.

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

Time Sensitivity: normal

Meeting Date: December 5, 2023

Budget Information: 325/325000/325072/NA

Local Preference Policy: Not applicable

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

Recommended by Council Committee: Not applicable

Explanation: NA

Prepared By: City of Cedar Rapids 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 additional right-of-way and a temporary grading easement for construction exists in order to accommodate the proposed facilities, and

WHEREAS, HY-VEE, INC. 5820 Westown Parkway, Real Estate Dept. Des Moines, Iowa 50266, OWNERS of the real property known and described as:

See Attached Acquisition Plat

has agreed to convey the necessary right-of-way and temporary grading easement for construction at 2300 Bowling Street SW to the City of Cedar Rapids for consideration as follows:

Right-of-Way	\$3,120
Temporary Easement	\$6,205
TOTAL	<u>\$9,325</u>

, and

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

WHEREAS, the City Council has allocated Capital Improvement funds for the Bowling Street Trail project (Fund 325, Dept. ID 325000, Project 325072,

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

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

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

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
 TIM FORNASH
 SNYDER & ASSOCIATES, INC.
 5005 BOWLING STREET SW, SUITE A
 CEDAR RAPIDS, IA 52404
 319-362-9394
 tforinash@snyder-associates.com
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 LOT 1
 AUDITOR'S PLAT NO. 247
 REQUESTED BY:
 CITY OF CEDAR RAPIDS
 ENGINEERING DEPARTMENT

EXHIBIT A

ACQUISITION PLAT

DESCRIPTION

A PART OF LOT 1 AUDITOR'S PLAT NO. 247, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE 5TH P.M.; THENCE SOUTH 89° 41' 46" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 49.26 FEET; THENCE SOUTH 0° 19' 53" EAST, 40.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WILSON AVENUE SW AND THE WEST RIGHT-OF-WAY LINE OF BOWLING STREET SW AND THE POINT OF BEGINNING; THENCE SOUTH 1° 23' 57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE NORTH 45° 51' 05" WEST, 35.69 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89° 41' 46" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 312 SQUARE FEET MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

APRIL 20, 2021

BASIS OF BEARING

THE NORTH LINE OF THE SE 1/4 OF SECTION 33-83-07 IS ASSUMED TO BEAR SOUTH 89° 41' 46" WEST FOR THE PURPOSE OF THIS SURVEY.

OWNER

HY-VEE INC

PROPERTY ADDRESS
 2300 BOWLING STREET SW
 CEDAR RAPIDS, IA 52404

MAILING ADDRESS
 5820 WESTOWN PARKWAY
 DES MOINES, IA 50266

PREPARED FOR

CITY OF CEDAR RAPIDS
 ENGINEERING DEPARTMENT

10-FOOT TRAIL FROM 33RD AVENUE TO 21ST AVENUE AND 6-FOOT SIDEWALKS AND BICYCLES LANES/SHARROWS FROM 21ST AVENUE TO C STREET SW

CEDAR RAPIDS CONTRACT NUMBER
 325072-02

LEGEND

Survey	Found	Set
Section Corner	●	△
1/2" Rebar, Yellow Plastic Cap #26175 (Unless Otherwise Noted)	●	○
ROW Rail	≡	
Parcel Number	CPN	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Dead Distance	D	
Calculated Distance	C	
Centerline	-----	
Section Line	-----	
1/4 Section Line	-----	
1/4 1/4 Section Line	-----	
Easement Line	-----	



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Timothy W. Fornash 10/25/23
 Timothy W. Fornash, P.L.S. Date

License Number 26175
 My License Renewal Date is December 31, 2023

Pages or sheets covered by this set
 Sheet 1 and 2 of 2

BOWLING ST TRAIL
PARCEL 85 - HY-VEE INC

SHEET 1 OF 2

PN: 1200707

FLD BK: PG:

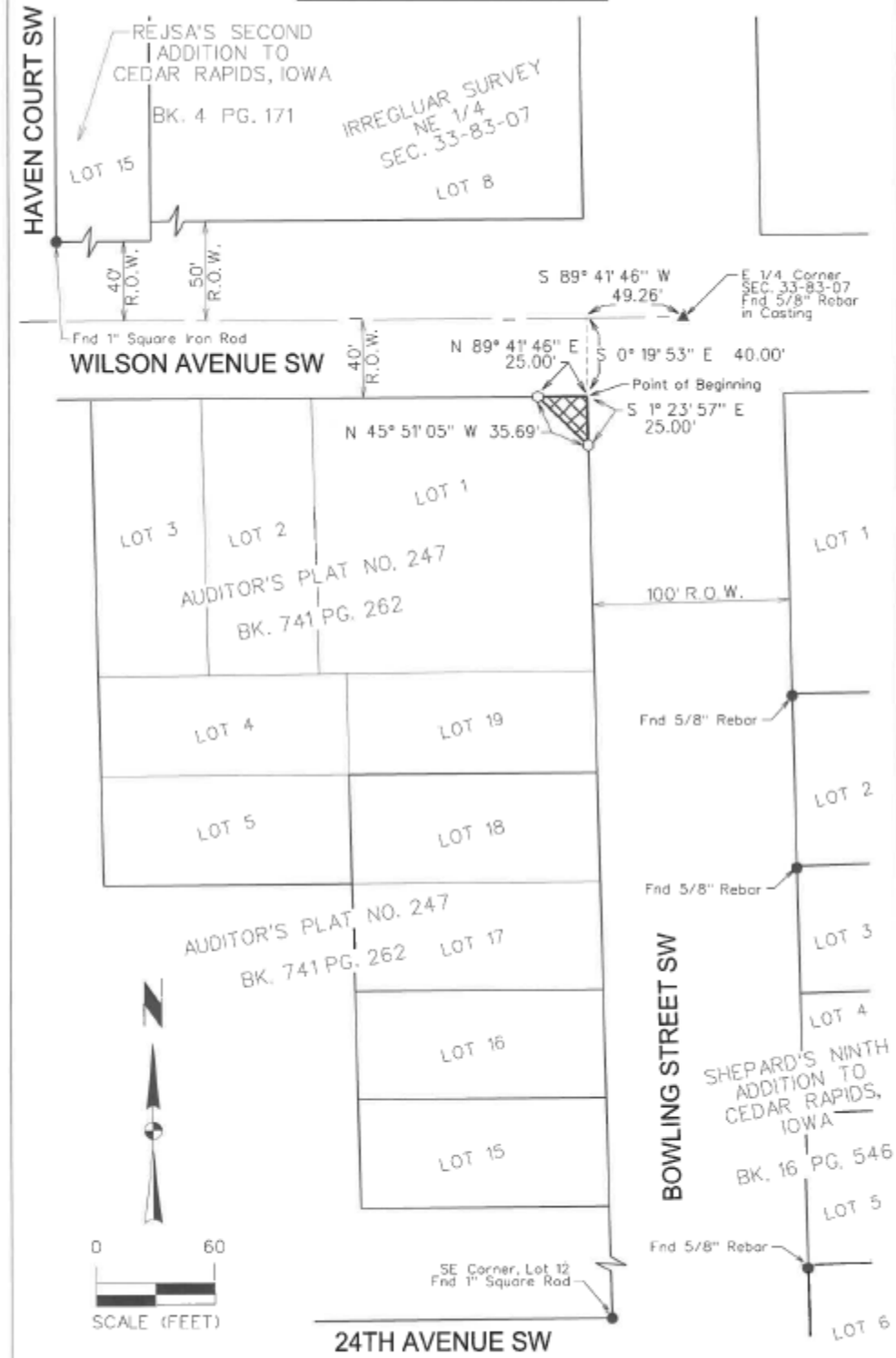
DATE: 10/25/23

PMTECH: TWF



5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IA 52404 (319) 362-9394

ACQUISITION PLAT



BOWLING ST TRAIL	SHEET 2 OF 2
PARCEL 85 - HY-VEE INC	PN: 1200707
	FLD BK: PG:

SNYDER & ASSOCIATES	5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 (319) 362-9394	DATE: 10/25/23 PWTECH: TWF
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BOWLING STREET SW TRAIL (SEGMENT 1)



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Director Contact: Bob Hammond – r.hammond@cedar-rapids.org – (319) 440-1005

Presenter at Meeting: Rob Davis, PE, ENVSP

Description of Agenda Item: Purchases, contracts and agreements

Purchase Agreement in the amount of \$10,380 and accepting a warranty deed for right-of-way and temporary grading easement for construction from Hy-Vee, Inc., from land located at 20 Wilson Avenue SW in connection with the Bowling Street Trail project.

CIP/DID #325072-00

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

Background: In a previous fiscal year, City Council approved funding towards the Bowling Street Trail project. This easement is required to accommodate the proposed trail and sidewalk improvements, including a 10-foot trail, 6-foot sidewalks and bicycle lanes, and a roundabout at the intersection of Wilson Avenue and Bowling Street SW. Compensation amounts proposed are based on comparisons of similar properties to the subject property.

Action/Recommendation: The Public Works Department recommends adopting the resolution authorizing execution of a Purchase Agreement in the amount of \$10,380 and accepting a warranty deed and temporary grading easement for construction from Hy-Vee, Inc.

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

Time Sensitivity: normal

Meeting Date: December 5, 2023

Budget Information: 325/325000/325072/NA

Local Preference Policy: Not applicable

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

Recommended by Council Committee: Not applicable

Explanation: NA

Prepared By: City of Cedar Rapids 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 additional right-of-way and a temporary grading easement for construction exists in order to accommodate the proposed facilities, and

WHEREAS, Hy-Vee, Inc., 5820 Westown Parkway, Real Estate Dept., Des Moines, Iowa 50266, OWNERS of the real property known and described as:

See Attached Acquisition Plat

has agreed to convey the necessary right-of-way and temporary grading easement for construction at 20 Wilson Avenue SW to the City of Cedar Rapids for consideration as follows:

Right-of-Way	\$3,130
Temporary Easement	\$7,250
TOTAL	<u>\$10,380</u>

, and

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

WHEREAS, the City Council has allocated Capital Improvement funds for the Bowling Street Trail project (Fund 325, Dept. ID 325000, Project 325072,

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

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

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

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
 TIM FORINASH
 SNYDER & ASSOCIATES, INC.
 5005 BOWLING STREET SW, SUITE A
 CEDAR RAPIDS, IA 52404
 319-362-9394
 twforinash@snyder-associates.com
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 LOT 8
 IRREGULAR SURVEY SE 1/4 NE 1/4 SEC. 33-83-07
 REQUESTED BY:
 CITY OF CEDAR RAPIDS
 ENGINEERING DEPARTMENT

ACQUISITION PLAT

DESCRIPTION

A PART OF LOT 8, IRREGULAR SURVEY OF THE SOUTHEAST 1/4 NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE 5TH P.M., LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE SOUTH 89° 41' 46" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 50.61 FEET; THENCE NORTH 0° 18' 14" WEST, 50.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WILSON AVENUE SW AND THE WEST RIGHT-OF-WAY LINE OF BOWLING STREET SW AND TO THE POINT OF BEGINNING; THENCE SOUTH 89° 41' 46" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE NORTH 44° 20' 12" EAST, 35.13 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 1° 00' 55" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 313 SQUARE FEET MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

APRIL 20, 2021

BASIS OF BEARING

THE EAST LINE OF THE NE 1/4 OF SECTION 33-83-07 IS ASSUMED TO BEAR NORTH 1° 1' 47" WEST FOR THE PURPOSE OF THIS SURVEY.

OWNER

HY-VEE FOOD STORES INC.

PROPERTY ADDRESS
 20 WILSON AVENUE SW
 CEDAR RAPIDS, IA 52404

MAILING ADDRESS
 5820 WESTOWN PARKWAY
 DES MOINES, IA 50266

PREPARED FOR

CITY OF CEDAR RAPIDS
 ENGINEERING DEPARTMENT

10-FOOT TRAIL FROM 33RD AVENUE TO 21ST AVENUE, AND 6-FOOT SIDEWALKS AND BICYCLES LANES/SHARROWS FROM 21ST AVENUE TO C STREET SW

CEDAR RAPIDS CONTRACT NUMBER
 325072-02

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #26175 (Unless Otherwise Noted)	●	○
ROW Rail	I	
Parcel Number	GPN	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	---	
Section Line	---	
1/4 Section Line	---	
1/4 1/4 Section Line	---	
Easement Line	---	



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Timothy W. Forinash 10/25/23
 Timothy W. Forinash, P.L.S. Date

License Number 26175
 My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:
 Sheet 1 and 2 of 2

BOWLING ST TRAIL

PARCEL 84 - HY-VEE FOOD STORES INC.

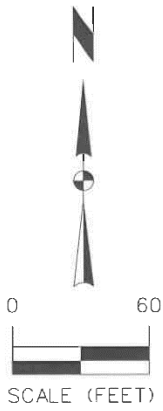


5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET	1 OF 2
PN:	1200707
FLD BK:	PG:
DATE:	10/25/23
PMTECH:	TWF

ACQUISITION PLAT

21ST AVENUE SW



PLAT OF SURVEY NO. 1504
BK. 7364
PG. 80
PARCEL A

50' R.O.W.

End 5/8" Rebar

50' R.O.W. 40' R.O.W.

BOWLING STREET SW

REJSA'S SECOND ADDITION TO CEDAR RAPIDS, IOWA
BK. 4 PG. 171

IRREGULAR SURVEY
SE 1/4 NE 1/4
SEC. 33-83-07

LOT 8

N 44° 20' 12" E 35.13'

S 1° 00' 55" E 25.00'

Point of Beginning

S 89° 41' 46" W 25.00'

N 0° 18' 14" W 50.00'

E 1/4 Corner
SEC. 33-83-07
End 5/8" Rebar
in Casting

S 89° 41' 46" W 50.61'

End 1" Square Iron Rod

WILSON AVENUE SW

HAVEN COURT SW

LOT 15

40' R.O.W.

50' R.O.W.

BOWLING ST TRAIL

PARCEL 84 - HY-VEE FOOD STORES INC.

S NYDER & ASSOCIATES

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET 2 OF 2

PN: 1200707

FLD BK: PG:

DATE: 10/25/23

PM/TECH: TWF



PROJECT AREA



BOWLING STREET SW TRAIL (SEGMENT 1)



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

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

Presenter at Meeting: Sara Buck

Description of Agenda Item: Purchases, contracts and agreements

Amendment No. 3 to Contract with Terracon Consultants, Inc. for Phase I Environmental Site Assessments for the Community Development Department – Housing Services Division to add work in the amount of \$14,000 (original contract amount was 18,650; total contract amount with this amendment is \$61,150).

CIP/DID #PUR0523-288

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

Background:

The Housing Services Division entered a contract with Terracon Consultants, Inc. for Phase 1 Environmental Site Assessments for an initial period of July 7, 2023 through September 30, 2023, for an amount of \$18,650.

Amendment No. 3 extends the contract through January 31, 2024 and adds work in the amount of \$14,000.

Summary of contract to date:

	Price	Description
Original Contract	\$18,650	Signed by City 07/07/2023
Amendment No. 1	\$16,000	Volume of Work increased
Amendment No. 2	\$12,500	Volume of Work increased
Amendment No. 3	\$14,000	Volume of Work increased and extended through 01/31/2024
Total	\$61,150	Not to exceed, except by written amendment

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

Alternative:

Time Sensitivity: Normal

Meeting Date: December 5, 2023

Budget Information: 521108-333-333710100-18524-333173

Local Preference Policy: No

Explanation: Does not apply due to federal funding.

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Terracon Consultants, Inc. are parties to a contract for Phase 1 Environmental Site Assessments for the Community Development Department – Housing Services Division; and

WHEREAS, both parties have agreed to amend the contract to reflect additional work in the amount of \$14,000; and

WHEREAS, a summary of the Contract is as follows:

	Price	Description
Original Contract	\$18,650	Signed by City 07/07/2023
Amendment No. 1	\$16,000	Volume of Work increased
Amendment No. 2	\$12,500	Volume of Work increased
Amendment No. 3	\$14,000	Volume of Work increased and extended through 01/31/2024
Total	\$61,150	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. 3 as described herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Purchasing
Director Contact: Angie Charipar – a.charipar@cedar-rapids.org – (319) 286-5090

Presenter at Meeting: Phillip Platz

Description of Agenda Item: Purchases, contracts and agreements
Amendment No. 1 to renew contract with American Solutions for Business for Printing of Magazine-Style Newsletter for the Communications Division for an annual amount not to exceed \$205,000 (original contract amount was \$175,000; renewal contract amount is \$205,000).
CIP/DID #PUR1122-116

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

Background: A contract was executed with American Solutions for Business for printing and mailing of “Our CR” magazine for an initial period of December 21, 2022 through December 20, 2023 for an annual amount of \$175,000.

Amendment No. 1 is to renew the contract for the period of December 21, 2023 through December 20, 2024 with three (3) one-year renewal options remaining. The annual amount for the renewal period will not exceed \$205,000.

Summary of Contract to Date:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1933-12-22	12/21/2022 – 12/20/2023
Amendment No. 1 to renew Contract	Pending	12/21/2023 – 12/20/2024

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

Alternative:

Time Sensitivity: Normal

Meeting Date: December 5, 2023

Budget Information: 525102-101-112200; Funding is from the City newsletter budget for FY23 and FY24 and supplemented by advertising revenue.

Local Preference Policy: Yes
Explanation: Local preference applied when contract was awarded but there was no local bidder.

Recommended by Council Committee: Not applicable
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and American Solutions for Business are parties to a contract for the printing and mailing of the magazine-style newsletter "Our CR" for the Communications Division; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$205,000; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1933-12-22	12/21/2022 – 12/20/2023
Amendment No. 1 to renew contract	Pending	12/21/2023 – 12/20/2024

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: Information Technology

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

Presenter at Meeting: Mike Scott

Description of Agenda Item: Purchases, contracts and agreements

Information Technology Department purchase of annual maintenance and support of the City's document and imaging software suite from Hyland Software, Inc. in the amount of \$71,833.03.

CIP/DID #IT2023-021

EnvisionCR Element and Goal: GrowCR Goal 4: Communicate and collaborate with regional partners.

Background: There is a need to have application support and upgrades for maintaining the efficiency and effectiveness of the document management system.

Recommended Action: The Information Technology Department recommends approval of the purchase of software maintenance and support from Hyland Software, Inc.

Alternative:

Time Sensitivity: Normal

Meeting Date: December 5, 2023

Budget Information: 522101-101-109130

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the Information Technology Department administers a City-wide document management system and the application currently implemented is OnBase, and

WHEREAS, there is a need to have application support and upgrades for maintaining the effectiveness and efficiency of the document management system, and

WHEREAS, Hyland Software, Inc. 28500 Clemens Road, Westlake, OH 44145 can provide the needed OnBase software maintenance in the amount of \$71,833.03 under the National OMNIA Partners Contract R190904 for Software and Related Products and Services, and

WHEREAS, the funding for this operating expense will come from 522101-101-109130, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Information Technology Department is authorized to purchase the software maintenance as described herein for the time period of January 1, 2024 through December 31, 2024.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

Director Contact: Interim Chief Tom Jonker – t.jonker@cedar-rapids.org – (319) 521-5808

Presenter at Meeting: Sgt. Jennifer Roberts

Description of Agenda Item: Purchases, contracts and agreements

Contract with LBA Foundation to provide the Cedar Rapids Outreach Program for the Police Department for annual amount not to exceed \$50,000.

CIP/DID #PUR0523-290

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

Background: Purchasing Services solicited proposals on behalf of the Cedar Rapids Police Department to provide youth outreach services through the Cedar Rapids Outreach Program (C.R.O.P). Two proposals were received. After evaluation of all proposals award is recommended to LBA Foundation as the top scoring organization.

A contract has been prepared for the period of November 1, 2023 – October 31, 2024 for an amount not to exceed \$50,000. There is one, one-year renewal option.

Firm Name	Location	Financial Proposal	Total Score
LBA Foundation	Cedar Rapids, IA	\$50,000	700.00
EGOS Academy	Cedar Rapids, IA	\$51,000	636.08

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

Alternative:

Time Sensitivity: Medium

Meeting Date: December 5, 2023

Budget Information: 541106-101-132215

Local Preference Policy: Not applicable

Explanation:

Recommended by Council Committee: Not applicable

Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids Purchasing Services Division issued a Request for Proposal for the Cedar Rapids Outreach Program on behalf of the Cedar Rapids Police Department; and

WHEREAS, proposals were received from two (2) Consultants; and

WHEREAS, a committee has carefully evaluated and ranked each proposal based on the evaluation criteria and recommends that the contract be awarded to LBA Foundation in the amount of \$50,000; and

WHEREAS, a contract has been prepared for the contract period November 1, 2023 through October 31, 2024.

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: Purchasing

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

Presenter at Meeting: Aaron Orcutt

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 4 to renew the contract with Airgas USA, LLC for liquid oxygen for the Water Pollution Control Facility for an annual amount not to exceed \$200,000 (original contract amount was \$150,000; renewal contract amount is \$200,000).
 CIP/DID #PUR1219-147

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

Background:

Liquid Oxygen is utilized by WPC for its operations during Cryogenics Facility Maintenance and to meet higher waste demand days.

This amendment is to renew the contract for the period January 1, 2024 - December 31, 2024, with no renewal options remaining. Airgas USA, LLC increased their pricing from \$0.699 to \$0.789 per CCF. The estimated amount of the contract is \$200,000.

Action/Recommendation: Authorize the City Manager and the City Clerk to execute Amendment No. 4 as described herein.

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 531104-611-611001

Local Preference Policy: Yes

Explanation: Airgas USA, LLC is a certified local vendor

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Airgas USA, LLC are parties to a contract for the annual as-needed purchase and delivery of liquid oxygen for the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$200,000; and

WHEREAS, the contract renewal period is January 1, 2024 - December 31, 2024 with no renewal options remaining; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 0209-02-20	02/11/2020 – 12/31/2020
Amendment No. 1 to renew Contract	Resolution No. 1607-12-20	01/01/2021 – 12/31/2021
Amendment No. 2 to renew Contract	Resolution No. 1770-11-21	01/01/2022 – 12/31/2022
Amendment No. 3 to renew Contract	Resolution No. 1942-12-22	01/01/2023 – 12/31/2023
Amendment No. 4 to renew Contract	Pending	01/01/2024 – 12/31/2024

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

Presenter at Meeting: Aaron Orcutt

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 1 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 \$632,500. (original contract amount was \$586,500; renewal contract amount is \$632,500).
 CIP/DID #PUR1022-097

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

Background:

The Water Pollution Control Facility utilizes Liquid Magnesium Bisulfite (HSO₃)₂ with a 28-32% range for dechlorination during the disinfection period. Dechlorination is a state permit requirement.

Amendment No. 1 is to renew the Contract for the period January 1, 2024 through December 31, 2024, with three (3) renewal options remaining.

Hydrite Chemical Company increased their price from \$25.50 per cwt to \$27.50 per cwt. The estimated Contract amount is \$632,500.

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

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 531104-611-611001

Local Preference Policy: Yes

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Hydrite Chemical Company are parties to a contract for the annual as-needed purchase and delivery of liquid magnesium bisulfite for the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$632,500; and

WHEREAS, the renewal period is January 1, 2024 through December 31, 2024 with three renewal options remaining; and

WHEREAS, a summary of the contract is as follows:

Description	Resolution	Dates
Initial Term of Contract	Resolution No. 1943-12-22	01/01/2023 – 12/31/2023
Amendment No. 1 to renew Contract	Pending	01/01/2024 – 12/31/2024

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

Presenter at Meeting: Aaron Orcutt

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 1 to renew the contract with Hydrite Chemical Company for Nitric Acid for the Water Pollution Control Facility for an annual amount not to exceed \$124,200 (original contract amount was \$116,100; renewal contract amount is \$124,200).
 CIP/DID #PUR1022-099

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

Background:

The Nitric removes inorganic material and the caustic (Acid) removes the organics from the inorganic scale from the Low Pressure oxidation (LPO) units. The LPO is used by the Water Pollution Control Facility to heat treat the sludge.

The Contract period is January 1, 2024 through December 31, 2024 with three renewal options remaining.

Hydrite Chemical Company increased their pricing from \$43 to \$46 per cwt. This contract includes a quarterly price adjustment clause. The estimated Contract amount is \$124,200.

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

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 531104-611-611001

Local Preference Policy: Yes
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Hydrite Chemical Company are parties to a contract for the annual as-needed purchase and delivery of nitric acid for the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$124,200; and

WHEREAS, the renewal period is January 1, 2024 through December 31, 2024 with three renewal options remaining; and

WHEREAS, a summary of the contract is as follows:

Description	Resolution	Dates
Initial Term of Contract	Resolution No. 1946-12-22	01/01/2023 - 12/31/2023
Amendment No. 1 to renew Contract	Pending	01/01/2024 - 12/31/2024

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

Presenter at Meeting: Aaron Orcutt

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 5 to renew the contract with Hydrite Chemical Company for phosphoric acid for the Water Pollution Control Facility for an annual amount not to exceed \$200,000 (original contract amount was \$200,000; renewal contract amount is \$200,000).
 CIP/DID #PUR1021-121

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

Background:

The Water Pollution Control Facility utilizes phosphoric acid as a source of nutrient in the anaerobic process. Hydrite Chemical agreed to renew the contract with no increase in price at \$1.03 per pound, delivered. The annual not to exceed price of the contract is \$200,000.

The contract period is January 1, 2024 - December 31, 2024, with two renewal options remaining.

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

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 531104-611-611001

Local Preference Policy: Yes
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Hydrite Chemical Company are parties to a contract for the annual as-needed purchase of Phosphoric Acid for the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$200,000; and

WHEREAS, the renewal period is January 1, 2024 through December 31, 2024 with two renewal options remaining; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1840-12-21	01/01/2022 – 12/31/2022
Amendment No. 1 to adjust pricing	Signed by the CITY 03/23/2022	Effective 04/01/2022
Amendment No. 2 to adjust pricing	Signed by the CITY 08/05/2022	Effective 07/01/2022
Amendment No. 3 to renew Contract	Pending	01/01/2023 - 12/31/2023
Amendment No. 4 to increase previous renewal year Contract	Signed by the CITY 03/01/23	Effective 12/01/2022
Amendment No. 5 to renew Contract	Pending	01/01/2024 – 12/31/2024

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and the City Clerk are authorized to execute Amendment No. 5 to 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: Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

Presenter at Meeting: Aaron Orcutt

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 8 to renew the contract with Hydrite Chemical Company for urea ammonium nitrate for the Water Pollution Control Facility for an annual amount not to exceed \$75,000 (original contract amount was \$12,500; renewal contract amount is \$75,000).
 CIP/DID #PUR1019-076

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

Background:

The Water Pollution Control Facility utilizes Urea Ammonium Nitrate as a source of nutrient in the anaerobic process.

Amendment No. 8 is to renew the Contract for the period is January 1, 2024 through December 31, 2024, with no renewal options remaining.

The price of this chemical is \$0.65 per pound, delivered, for an estimated annual expenditure of \$75,000. There is a quarterly price adjustment clause in the contract.

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: December 5, 2023

Budget Information: 531104-611-611001

Local Preference Policy: Yes

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Hydrite Chemical Company are parties to a contract for the annual as-needed purchase and delivery of urea ammonium nitrate for the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$75,000; and

WHEREAS, the renewal period is January 1, 2024 through December 31, 2024 with no renewal options remaining; and

WHEREAS, a summary of the contract is as follows:

Description	Resolution	Dates
Initial Term of Contract	Signed by the CITY 11/27/2019	01/01/2020 – 12/31/2020
Amendment No. 1 to add volume	Signed by the CITY 11/25/2020	Effective 11/10/2020
Amendment No. 2 to renew Contract	Resolution No. 1608-12-20	01/01/2021 – 12/31/2021
Amendment No. 3 to renew Contract	Resolution No. 1947-12-21	01/01/2022 – 12/31/2022
Amendment No. 4 to adjust pricing	Signed by the CITY 03/23/2022	Effective 04/01/2022
Amendment No. 5 to adjust pricing	Signed by the CITY 08/05/2022	Effective 07/01/2022
Amendment No. 6 to increase Contract	Resolution No. 1547-10-22	Effective 10/01/2022
Amendment No. 7 to renew Contract	Resolution No. 1945-12-22	01/01/2023 – 12/31/2023
Amendment No. 8 to renew Contract	Pending	01/01/2024 – 12/31/2024

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: Purchasing

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

Presenter at Meeting: Aaron Orcutt

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 1 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 \$914,200 (original contract amount was \$882,000; renewal contract amount is \$914,200).
 CIP/DID #PUR1022-098

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

Background:

Magnesium Hydroxide is used to adjust the Ph of the raw waste that is processed in the on-site anaerobic treatment process. The Ph is critical both to the viability of the anaerobic bacteria that are employed to treat the waste and also raise the waste water Ph within the plant. The Ph of the effluent stream to the river must be maintained within state permit requirements.

The Contract period is January 1, 2024 through December 31, 2024. This is the second year of the contract, with three renewal options remaining.

Inland Environmental Resources, Inc. increased their pricing from \$630 to \$653 per dry ton, delivered. The estimated annual expenditure for this Contract period is \$914,200.

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

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 531104-611-611001

Local Preference Policy: Yes
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Inland Environmental Resources, Inc. are parties to a contract for the annual as-needed purchase of Magnesium Hydroxide 60% Solution for the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$914,200; and

WHEREAS, the renewal period is January 1, 2024 through December 31, 2024 with three (3) renewal options remaining; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1948-12-22	01/01/2023 - 12/31/2023
Amendment No. 1 to renew Contract	Pending	01/01/2024 - 12/31/2024

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

Presenter at Meeting: Aaron Orcutt

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 10 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 \$1,100,000 (original contract amount was \$560,000; renewal contract amount is \$1,100,000).
 CIP/DID #PUR1019-074

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

Background:

C-321 Polymer is a chemical used by the Water Pollution Control Facility for dewatering of sludge on the gravity belt thickeners, belt filter presses and dissolved air floatation thickeners. Polydyne, Inc. is a sole source provider of the polymer Clarifloc C-321.

The contract period January 1, 2024 - December 31, 2024, with no renewal options remaining. The estimated annual not to exceed amount is \$1,100,000.

Polydyne, Inc. held their pricing firm at \$0.196 per pound, delivered.

Action/Recommendation: Authorize the City Manager and the City Clerk to execute Amendment No. 10 as described herein.

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 531104-611-611001

Local Preference Policy: Yes
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Polydyne, Inc. are parties to a contract for the annual as-needed purchase of Polymer Clarifloc C-321 for the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$1,100,000; and

WHEREAS, the contract renewal period is January 1, 2024 - December 31, 2024 with no renewal options remaining; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1502-12-19	01/01/2020 - 12/31/2020
Amendment No. 1 increase volume	Resolution No. 1478-11-20	Effective 11/17/2020
Amendment No. 2 to renew Contract	Resolution No. 1551-12-20	01/01/2021 - 12/31/2021
Amendment No. 3 to increase volume	Resolution No. 1616-10-21	Effective 10/26/2021
Amendment No. 4 to renew Contract	Resolution No. 1774-11-21	01/01/2022 - 12/31/2022
Amendment No. 5 to increase Contract	Resolution No. 0042-01-22	Effective 12/01/2021
Amendment No. 6 to increase Contract	Resolution No. 0404-03-22	Effective 12/17/2021
Amendment No. 7 to renew Contract	Resolution No. 1950-12-22	01/01/2023 – 12/31/2023
Amendment No. 8 to increase volume	Signed by CITY 03/01/23	Effective 12/01/2022
Amendment No. 9 to increase volume	Pending	Effective 12/1/2023
Amendment No. 10 to renew contract	Pending	01/01/2024 – 12/31/2024

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

Presenter at Meeting: Aaron Orcutt

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 2 to renew the contract with Rowell Chemical Corporation for sodium hydroxide for the Water Pollution Control Facility for an annual amount not to exceed \$350,000 (original contract amount was \$350,000; renewal contract amount is \$350,000).
 CIP/DID #PUR1021-123

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

Background:

The Sodium Hydroxide is used in two different applications at WPC. One tank is located in the Solids Dewatering Building and its purpose is to maintain an 11.0 ph on the Wet Chemical Scrubber. The second application is at the Anaerobic Pretreatment Facility. The chemical is used to maintain an 8.0 ph in the sulfur removal scrubber.

The contract period is January 1, 2024 - December 31, 2024. There are two additional one-year renewal options remaining.

Rowell Chemical Corporation held their pricing firm at \$1,150 per ton, delivered. The estimated annual expenditure is \$350,000.

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: December 5, 2023

Budget Information: 531104-611-611001

Local Preference Policy: Yes
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Rowell Chemical Corporation are parties to a contract for the annual as-needed purchase and delivery of sodium hydroxide for the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$350,000; and

WHEREAS, the renewal period is January 1, 2024 through December 31, 2024 with two additional one-year renewal options; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1841-12-21	01/01/2022 – 12/31/2022
Amendment No. 1 to renew Contract	Resolution No. 1848-12-22	01/01/2023 – 12/31/2023
Amendment No. 2 to renew Contract	Pending	01/01/2024 – 12/31/2024

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

Presenter at Meeting: Aaron Orcutt

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 2 to renew the Contract with Rowell Chemical Corporation for Sodium Hypochlorite for the Water Pollution Control Facility for an annual amount not to exceed \$100,000. (original contract amount was \$70,500; renewal contract amount is \$100,000).
 CIP/DID #PUR1022-100

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

Background:

The Water Pollution Control Facility uses Sodium Hypochlorite in its operations for the odor control scrubbers.

The contract period is January 1, 2024 - December 31, 2024. There are three additional one-year renewal options remaining.

Rowell Chemical Corporation held their pricing firm at \$2.35 per gallon, delivered. The estimated annual expenditure is \$100,000.

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

Alternative Recommendation:

Time Sensitivity: medium

Resolution Date: December 5, 2023

Budget Information: 531104-611-611001

Local Preference Policy: No

Explanation: No Local Vendors Submitted

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Rowell Chemical Corporation are parties to a contract for the annual as-needed purchase and delivery of Sodium Hypochlorite 12% for the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$100,000; and

WHEREAS, the renewal period is January 1, 2024 through December 31, 2024 with three additional one-year renewal options; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1951-12-22	01/01/2023 – 12/31/2023
Amendment No. 1 to increase volume	Resolution No. 1615-10-23	Effective 8/1/2023
Amendment No. 2 to renew Contract	Pending	01/01/2024 - 12/31/2024

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

Presenter at Meeting: Aaron Orcutt

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 5 to renew the contract with USP Technologies for hydrogen peroxide for the Water Pollution Control Facility for an annual amount not to exceed \$126,000 (original contract amount was \$100,000; renewal contract amount is \$126,000).
 CIP/DID #PUR1019-072

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

Background:

Hydrogen Peroxide is used in a tank at the final lift building. Peroxide is injected into the Waste Activated stream in order to reduce the amount of Hydrogen Sulfide that occurs in the Gravity Belt Thickener process.

USP Technologies was awarded the contract for the as-needed purchase and delivery of hydrogen peroxide through Resolution No. 1504-12-19. Amendment No. 5 is to renew the contract for the period January 1, 2024 - December 31, 2024, with no renewal options remaining.

The price per gallon, delivered, for 2024 will be \$4.17, for an annual not-to-exceed price of \$126,000.

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

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 531104-611-611001

Local Preference Policy: Yes
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and USP Technologies are parties to a contract for the annual as-needed purchase and delivery of hydrogen peroxide 50% technical grade for the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$126,000; and

WHEREAS, the contract period is January 1, 2024 - December 31, 2024 with no renewal options remaining; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1504-12-19	01/01/2020 - 12/31/2020
Amendment No. 1 to renew Contract	Resolution No. 1552-12-20	01/01/2021 - 12/31/2021
Amendment No. 2 to renew Contract	Resolution No. 1948-12-21	01/01/2022 - 12/31/2022
Amendment No. 3 to add Surcharge	Signed by the CITY 06/29/22	Effective June 1, 2022
Amendment No. 4 to renew Contract	Resolution No. 0053-01-23	01/01/2023 – 12/31/2023
Amendment No. 5 to renew Contract	Pending	01/01/2024 – 12/31/2024

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and the City Clerk are authorized to execute Amendment No. 5 to 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: Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

Presenter at Meeting: Ben Weyers

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 9 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).
 CIP/DID #PUR1021-130

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

Background:

This chemical is used as one part of a two part disinfection system to control harmful microorganisms, control taste and odor, oxidation of organics and inorganics and the suppression of microbiological growths in the distribution system. Liquid chlorine is used by the Water Pollution Control Facility and both Water Treatment Plants.

The Contract period is January 1, 2024 through December 31, 2024. This is the third year of the Contract; there are two additional one-year renewal options remaining.

Alexander Chemical Corporation held their pricing firm at \$2,304 per ton, delivered. The estimated Contract amount is \$1,800,000.

Action/Recommendation: Authorize the City Manager and the City Clerk to execute Amendment No. 9 as described herein.

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 531104-611-611001 - Water Pollution Control Facility
 531104-621-621001 - Water Division

Local Preference Policy: Yes
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Alexander Chemical Corporation are parties to a contract for the annual as-needed purchase and delivery of liquid chlorine for the Water Division and the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$1,800,000; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1842-12-21	01/01/2022 – 12/31/2022
Amendment No. 1 for unit price increase	Signed by the CITY 04/14/22	Effective 04/01/2022
Amendment No. 2 for unit price increase	Signed by the CITY 07/20/22	Effective 07/01/2022
Amendment No. 3 to add surcharge	Signed by the CITY 10/05/22	Effective 07/01/2022
Amendment No. 4 for unit price increase	Signed by the CITY 10/14/22	Effective 10/01/2022
Amendment No. 5 to increase Contract	Resolution No. 1952.12-22	Effective 11/01/2022
Amendment No. 6 to renew Contract	Resolution No. 1953-12-22	01/01/2023 - 12/31/2023
Amendment No. 7 for unit price increase	Signed by the CITY 07/17/23	Effective 05/01/2023
Amendment No. 8 for unit price increase	Signed by the CITY 08/09/23	Effective 08/01/2023
Amendment No. 9 to renew Contract	Pending	01/01/2024 – 12/31/2024

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

Presenter at Meeting: Ben Weyers

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 2 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 \$3,800,000 (original contract amount was \$2,600,000; renewal contract amount is \$3,800,000).
 CIP/DID #PUR1021-122

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

Background:

This chemical is used to reduce (soften) carbonate hardness in the treatment process. This process reduces the amount of household detergents needed as well as helps control scale formation in water pipes and on plumbing fixtures. Some industries may find softened water beneficial in their processes.

Mississippi Lime Company increased the unit price, from \$223.13 per ton, to \$256.14 per ton, delivered. The annual not to exceed price of the contract is \$3,800,000.

The contract period is January 1, 2024 through December 31, 2024. There are two (2) renewal options remaining.

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: December 5, 2023

Budget Information: 531104-611-611001 – WPC
 531104-621-621001 – Water

Local Preference Policy: Yes
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Mississippi Lime Company are parties to a contract for the annual as-needed purchase of quicklime for Water Operations and the Water Pollution Control Facility; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$3,800,000; and

WHEREAS, the renewal period is January 1, 2024 through December 31, 2024, with two renewal options remaining; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1843-12-21	01/01/2022 – 12/31/2022
Amendment No. 1 to renew Contract	Resolution No. 1846-12-22	01/01/2023 – 12/31/2023
Amendment No. 2 to renew Contract	Pending	01/01/2024 – 12/31/2024

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

Presenter at Meeting: Ben Weyers

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 6 to renew the contract with Carus LLC for zinc orthophosphate for the Water Division for an annual amount not to exceed \$330,000 (original contract amount was \$120,000; renewal contract amount is \$330,000).
 CIP/DID #PUR1019-077

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

Background:

This chemical is used to control lead corrosion. Water Operations is required by their operating permit to maintain an orthophosphate residual of 0.5 mg/l or greater.

Carus LLC held their price firm at \$1.38 per pound, delivered. The estimated annual contract price is \$330,000.

The contract period is January 1, 2024 through December 31, 2024, with no renewal options remaining.

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

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 531104-621-621001

Local Preference Policy: Yes

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Carus LLC are parties to a contract for the annual as-needed purchase of zinc orthophosphate for Water Operations; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$330,000; and

WHEREAS, the renewal period is January 1, 2024 through December 31, 2024, with no renewal options remaining; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1505-12-19	01/01/2020 – 12/31/2020
Amendment No. 1 to renew Contract	Resolution No. 1542-12-20	01/01/2021 – 12/31/2021
Amendment No. 2 to renew Contract	Resolution No. 1775-11-21	01/01/2022 – 12/31/2022
Amendment No. 3 to adjust pricing	Signed by the CITY 05/19/22	Effective 04/01/2022
Amendment No. 4 to increase Contract	Resolution No. 1954-12-22	Effective 11/01/2022
Amendment No. 5 to renew Contract	Resolution No. 1955-12-22	01/01/2023 – 12/31/2023
Amendment No. 6 to renew Contract	Pending	01/01/2024 – 12/31/2024

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and the City Clerk are authorized to execute Amendment No. 6 to 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: Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

Presenter at Meeting: Ben Weyers

Description of Agenda Item: Purchases, contracts and agreements
 Amendment No. 1 to renew the contract with Linde, Inc. for liquid carbon dioxide for the Water Operations Division for an annual amount not to exceed \$435,000 (original contract amount was \$435,000; renewal contract amount is \$435,000).
 CIP/DID #PUR0922-084

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

Background:

Liquid carbon dioxide is used to restore the carbonate balance of the softened water and to adjust the pH to between 8.0 and 8.4 as required by Water Operations' operating permit.

Linde, Inc. was awarded the contract to provide and deliver liquid carbon dioxide on an as-needed basis to the Water Operations Division through Resolution No. 1956-12-22. This resolution is to renew the contract for the time period January 1, 2024 - December 31, 2024. There are three additional one-year renewal options remaining.

Linde, Inc. held their pricing firm at \$174 per ton/Delivered. The estimated annual cost of this Contract is \$435,000.

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

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 531104-621-621001

Local Preference Policy: Yes
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids and Linde, Inc. are parties to a contract for the annual as-needed purchase and delivery of liquid carbon dioxide for the Water Operations Division; and

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$435,000; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1956-12-22	01/01/2023 – 12/31/2023
Amendment No. 1 to extend Contract	Pending	01/01/2024 – 12/31/2024

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

Presenter at Meeting: Ben Weyers

Description of Agenda Item: Purchases, contracts and agreements
Amendment No. 7 to renew the contract with Tanner Industries, Inc. for Anhydrous Ammonia for the Water Operations Division for an annual amount not to exceed \$170,000 (original contract amount was \$80,000; renewal contract amount is \$170,000).
CIP/DID #PUR1019-071

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

Background:

This chemical is used in conjunction with chlorine to form monochloramine, the final disinfectant. Water Operations is required by their operating permit to maintain the combined chlorine (chloramines) residual of 1.5 mg/l or greater in the distribution system.

Tanner Industries, Inc. was awarded the contract to provide and deliver anhydrous ammonia on an as-needed basis to the Water Operations Division through Resolution No. 1632-12-19. This resolution is to renew the contract at \$2,560 per ton, for the time period January 1, 2024 - December 31, 2024. There are no renewal options remaining.

Action/Recommendation: Authorize the City Manager and the City Clerk to execute Amendment No. 7 as described herein.

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 531104-621-621001

Local Preference Policy: Yes
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

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

WHEREAS, both parties have agreed to renew the contract for an additional one-year period for an annual amount not to exceed \$170,000; and

WHEREAS, the contract period is January 1, 2024 - December 31, 2024 with no renewal options remaining; and

WHEREAS, a summary of the contract is as follows:

Description	Authorization	Dates
Initial Term of Contract	Resolution No. 1632-12-19	01/01/2020 - 12/31/2020
Amendment No. 1 to renew Contract	Resolution No. 1544-12-20	01/01/2021 - 12/31/2021
Amendment No. 2 for volume increase	Resolution No. 0058-01-21	Effective 10/1/2020
Amendment No. 3 to renew Contract	Resolution No. 1778-11-21	01/01/2022 – 12/31/2022
Amendment No. 4 for Excise Tax	Signed by CITY 10/05/2022	Effective 07/01/2022
Amendment No. 5 to renew Contract	Resolution No. 1845-12-22	01/01/2023 – 12/31/2023
Amendment No. 6 to add inspection	Signed by CITY 05/19/2023	Effective 01/01/2023
Amendment No. 7 to renew Contract	Pending	01/01/2024 – 12/31/2024

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. 7 to renew the contract as described herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of Amendment No. 1 to the Professional Services Agreement with Bolton & Menk, Inc. specifying an increased amount not to exceed \$576,627 for design services in connection with the Wright Brothers Boulevard SW from 6th Street to Earhart Lane Intersection Reconstruction project (original contract amount was \$349,900; total contract amount with this amendment is \$926,527).

CIP/DID#3018027-03

EnvisionCR Element/Goal: ConnectCR Goal 5: Support the development of an effective, regional, multimodal transportation system.

Background: This project consists of providing a safe and efficient connection from Wright Brothers Boulevard to the proposed new Interstate 380 diverging diamond interchange by reconfiguring the intersections and roadways immediately adjacent to the proposed Interstate 380 interchange reconstruction being completed by the Iowa DOT.

This project consists of reconfiguration and partial reconstruction of the Wright Brothers Boulevard SW / 6th Street SW intersection, Wright Brothers Boulevard SW / Earhart Lane SW Intersection, Wright Brothers Boulevard 2,500 feet west of I-380 centerline, Wright Brothers Boulevard 2,400 feet east of I-380 centerline, 6th Street SW 1,000 feet north and 1,000 feet south of Wright Brothers Boulevard, and Earhart Lane 500 feet north and 700 feet south of Wright Brothers Boulevard. Improvements will consist of multilane signalized intersections, addition of turn lanes, reconfiguration of storm sewer, relocation of water hydrants and adjustment of water valves, adjacent trail and sidewalks, roadway lighting, city fiber communication ducts, signage, and striping.

This amendment is a continuation of the initial contract which only included plan design through preliminary plan phase. This amendment will continue this contract through the construction phase.

Action/Recommendation: The Public Works Department recommends adoption of the resolution authorizing execution of Amendment No. 1 of the Professional Services Agreement with Bolton & Menk, Inc. specifying an increased amount not to exceed \$576,627.

Alternative Recommendation: The City of Cedar Rapids does not currently have the staff resources to design this project internally. The alternatives are to delay a project City staff is currently

designing or delay the project until City Staff has the resources available to proceed with design. Delaying would put the City at risk to delaying the Iowa DOT project.

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: 301/301000/3018027, 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 Bolton & Menk, Inc. on March 14, 2023, and

WHEREAS, it is the City's desire to continue this contract to achieve final construction plans,

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. 1 to the engineering consultant agreement with Bolton & Menk, Inc. in the amount of \$576,627 for the Wright Brothers Boulevard SW from 6th Street to Earhart Lane Intersection Reconstruction (3018027-03). A summary of the contract amendments for this contract is as follows:

Original Contract Amount:	\$349,900
Amendment No. 1	\$576,627
	<hr/>
Amended Contract Amount	\$926,527

General ledger coding for this amendment to be as follows:

Fund 301, Dept ID 301000, Project 3018027-03, NA	\$576,627
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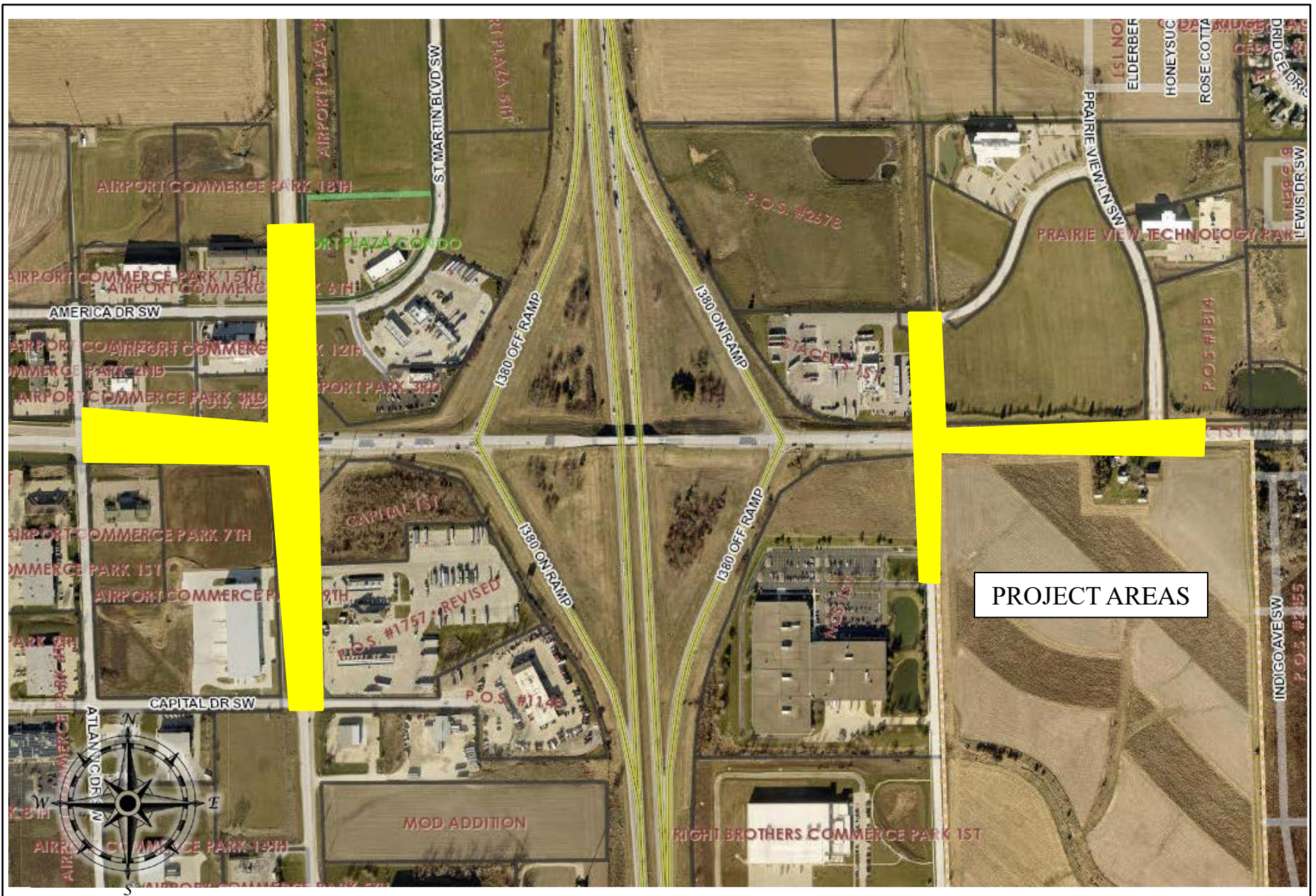
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MayorSignature

Attest:

ClerkSignature



PROJECT AREAS



Wright Brothers Boulevard SW From 6th Street to Earhart Lane Intersection Rehabilitation Project



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, P.E.

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Resolution authorizing execution of a Professional Services Agreement with Fehr-Graham Engineering & Environmental for an amount not to exceed \$108,000 for design services in connection with the Kennedy High School Curb Ramp Repairs project.
 CIP/DID #3016016-26

EnvisionCR Element/Goal: ConnectCR Goal 1: Provide choices for all transportation users: inter- and intra-city.

Background: The City identified trip hazards and other obstacles for resident people with disabilities after property owner complaints pertaining to curb ramps west of Kennedy High School were gathered. An estimated 34 curb ramps will be replaced. Storm sewer intakes, fire hydrants, and drainage paths will also be evaluated at the intersection quadrants for replacement.

Action/Recommendation: The Public Works Department recommends adopting the resolution authorizing execution of a professional services agreement with Fehr Graham.

Alternative Recommendation: Council may defer the PSA and project, abandon the project, or repackage the project into multiple phases.

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: 301/301000/3016016 ADA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

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

WHEREAS, the City Engineer has determined Fehr-Graham Engineering & Environmental is qualified to provide those services and they are able to perform those services in a timely manner for an amount not to exceed \$108,000 and

WHEREAS, the City Engineer recommends the City enter into Contract No. 3016016-26 with the firm noted herein, and

WHEREAS, the City Council has allocated funds for Kennedy High School Curb Ramp Repairs,

Fund 301, Dept ID 301000, Project 3016016-26 ADA

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk are hereby authorized to execute the contract for the services noted herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



PROJECT AREA

Kennedy

Twin Pines Golf Course

Fire Station #4 Pines

Good Sheppard Lutheran

Pierce

Wal Mart

Sam's

Aldi's



KENNEDY HIGH SCHOOL CURB RAMP REPAIRS



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ben Worrell, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of a Professional Services Agreement with Strand Associates, Inc. for an amount not to exceed \$154,000 for design services in connection with Mount Mercy University Flood Mitigation Study.

CIP/DID #304553-01

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

Background: Neighborhood flooding issues have been identified near E Avenue NE between 17th Street NE and 19th Street NE in the Kenwood watershed, exacerbated by the construction of the Mount Mercy University Athletic Complex. The City has entered into an indemnification agreement with Mount Mercy University to develop a multi-year capital improvement project to address these issues. If the City identifies a suitable solution and decides to proceed with a capital improvement project, Mount Mercy has agreed to pay in full for the portions of the City project that are of special benefit to the University.

This contract is for the development of project concept alternatives. If the City identifies a feasible project and decides to move forward, detailed engineering design will be covered under a separate contract.

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

Alternative Recommendation: The City of Cedar Rapids Staff does not currently have the expertise to design this project internally. The alternatives are to not approve the professional services agreement and delay the project until another Consultant is selected or to abandon the project.

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: 304/304000/304553, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

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

WHEREAS, the City Engineer has determined Strand Associates, 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 \$154,000, and

WHEREAS, the City Engineer recommends the City enter into Contract No. 304553-01 with the firm noted herein, and

WHEREAS, the City Council has allocated funds for Mount Mercy University Flood Mitigation Study,

Fund 304, Dept ID 304000, Project 304553 NA

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk are hereby authorized to execute the contract for the services noted herein.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Cadd File Name: W:\PROJECTS\CIP\304\304553 Mount Mercy Univ. Mitigation\304553 Council Map.dwg



MOUNT MERCY UNIVERSITY FLOOD MITIGATION STUDY





Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Douglas F. Wilson, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of Amendment No. 3 to the Professional Services Agreement with Willett, Hofmann & Associates, Inc. specifying an increased amount not to exceed \$56,650 for engineering design services in connection with the 5th Avenue SE from 5th Street to 19th Street Pavement Rehabilitation (original contract amount was \$339,847; total contract amount with this amendment is \$448,450) (**Paving for Progress**).

CIP/DID#3012381-01

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

Background: Project scope for the 5th Avenue SE from 5th Street to 19th Street Pavement Rehabilitation project originally included replacing portions of lead water services in the right-of-way. Utilities/Water Engineering requested this work be deleted from project scope, requiring plan revisions. In addition, with Mount Vernon Road SE construction, 5th Avenue SE is a possible alternate route for Mount Vernon Road traffic, so project bidding and construction is being deferred to 2024-25.

Action/Recommendation: The Public Works and Utilities Departments recommend adoption of the resolution authorizing execution of Amendment No. 3 of the Professional Services Agreement with Willett, Hofmann & Associates, Inc. specifying an increased amount not to exceed \$56,650.

Alternative Recommendation: Do not approve resolution. Project scope and schedule will remain as-is though this will impact coordination with the Mount Vernon Road construction and Utilities Department.

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: 301/301000/3012381 SLOST; 625/625000/6250051-2022028 NA

Local Preference Policy: NA

Explanation: Professional Services

Recommended by Council Committee: NA

Explanation: Project previously approved by Committee and Council

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, project scope for the 5th Avenue SE from 5th Street to 19th Street Pavement Rehabilitation project originally included replacing lead water services in the right-of-way which will now be deleted from the scope, which requires plan revisions, and

WHEREAS, bidding and construction of the project will be deferred to 2024-25 to allow 5th Avenue SE as a possible alternate route for traffic affected by Mount Vernon Road construction,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk are authorized to sign Amendment No. 3 to the Professional Services Agreement with Willett, Hofmann & Associates, Inc. in the amount of \$56,650 for the 5th Avenue SE from 5th Street to 19th Street Pavement Rehabilitation (3012381-01). A summary of the contract amendments for this contract is as follows:

Original Contract Amount:	\$339,847
Amendment No. 1	\$51,953
Amendment No. 2	\$0
Amendment No. 3	\$56,650

Amended Contract Amount	\$448,450

General ledger coding for this amendment to be as follows:

Fund 301, Dept ID 301000 3012381 SLOST	\$26,300
Fund 625, Dept ID 625000 6250051-2022028 NA	\$30,350

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 13 in the amount of \$2,408 with Boomerang Corp. for the 1st Street NW/SW Flood Control System from E Avenue NW to 2nd Avenue SW project (original contract amount was \$8,852,304; total contract amount with this amendment is \$9,585,546).
 CIP/DID #3312510-30

<p>EnvisionCR Element/Goal: ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.</p>
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Background: Contract Change Order (CCO) adjusts the contract price based on the actual quantities of completed work. The unit prices remain the same as originally bid and the contract price is adjusted according to the contract documents.

<p>Predominant Reason for CCO: Constructed quantities different from estimate</p>
--

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 13 submitted by Boomerang Corp.

Alternative Recommendation: 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: December 5, 2023

Budget Information: Iowa Flood Mitigation Funds

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 \$2,408 with Boomerang Corp. for the 1st Street NW/SW Flood Control System from E Avenue NW to 2nd Avenue SW, Contract No. 3312510-30. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$8,817,304.00
Original Incentive Value	35,000.00
Change Order No. 1	17,301.81
Change Order No. 2	33,199.97
Change Order No. 3	70,397.46
Change Order No. 4	10,876.50
Change Order No. 5	51,169.00
Change Order No. 6	85,314.58
Change Order No. 7	127,836.82
Change Order No. 8	11,110.00
Change Order No. 9	13,212.50
Change Order No. 10	255,951.95
Change Order No. 11	26,207.92
Change Order No. 12	28,255.49
Change Order No. 13	<u>2,408.00</u>
Amended Contract Amount	\$9,585,546.00

General ledger coding for this Change Order to be as follows:

\$2,408 331-331100-7972-33312510

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

Project Location





Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 20 Final deducting the amount of \$249,079.03 with Boomerang Corp. for 6th Street SW from 33rd Avenue to Wilson Avenue Pavement, Sidewalk and Water Main Improvements project (original contract amount was 6,684,495.60; total contract amount with this amendment is \$8,261,034.64).
 CIP/DID #301695-03

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

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.

- Work Change Directive (WCD) # 19 - Items 118, 122, 180, & 8060: The ADA curb ramp installed per plan did not pass ADA inspection. Also, turning truck traffic cracked the curb ramp. During replacement, reinforcement was added to the pedestrian ramp for added durability.
- Item 8061: Due to several plan quantity overruns including, but not limited to, more than triple the planned quantities of class 10 excavation and full depth patches, as well as intensive coordination with private utilities to complete their relocations, project progress was delayed. The contractors original schedule planned a fall 2021 completion which was not possible due to these factors. The project was substantially completed by mid-December 2022, over 5 months after the original contract completion date. This item covers costs related to additional project management and overhead incurred by the contractor after the original contract completion date.

Predominant Reason for CCO: Utility conflicts in ROW

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 20 Final submitted by Boomerang Corp.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 301-301000-301695 SLOST; 301-301000-301695 NA; 625-625000-6250051-2015074 NA; 655-655000-655999 NA

Local Preference Policy: No

Explanation: Code of Iowa applies for public improvement projects.

Recommended by Council Committee: Yes

Explanation: Previously approved by Infrastructure Committee

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. 20 Final deducting the amount of \$249,079.03 with Boomerang Corp. for the 6th Street SW from 33rd Avenue to Wilson Avenue Pavement, Sidewalk and Water Main Improvements, Contract No. 301695-03. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$6,557,495.60
Original Incentive Value	127,000.00
Change Order No. 1	33,120.00
Change Order No. 2	(3,950.10)
Change Order No. 3	108,941.00
Change Order No. 4	36,781.84
Change Order No. 5	30,554.65
Change Order No. 6	132,824.20
Change Order No. 7	142,345.60
Change Order No. 8	7,773.59
Change Order No. 9	13,681.00
Change Order No. 10	300,821.58
Change Order No. 11	1,640.00
Change Order No. 12	5,597.16
Change Order No. 13	1,061.00
Change Order No. 14	65,058.51
Change Order No. 15	399,276.01
Change Order No. 16	192,550.05
Change Order No. 17	107,824.42
Change Order No. 18	147,465.40
Change Order No. 19	104,652.16
Change Order No. 20	(249,079.03)
Removal of Original Incentive Value	<u>(2,400.00)</u>
Amended Contract Amount	\$8,261,034.64

General ledger coding for this Change Order to be as follows:

(\$9,233.27)	301-301000-30185-301695
(\$169,692.08)	301-301000-7970-301695
(\$38,367.68)	625-625000-6250051-6252015074
(\$31,786.00)	655-655000-65585-655999

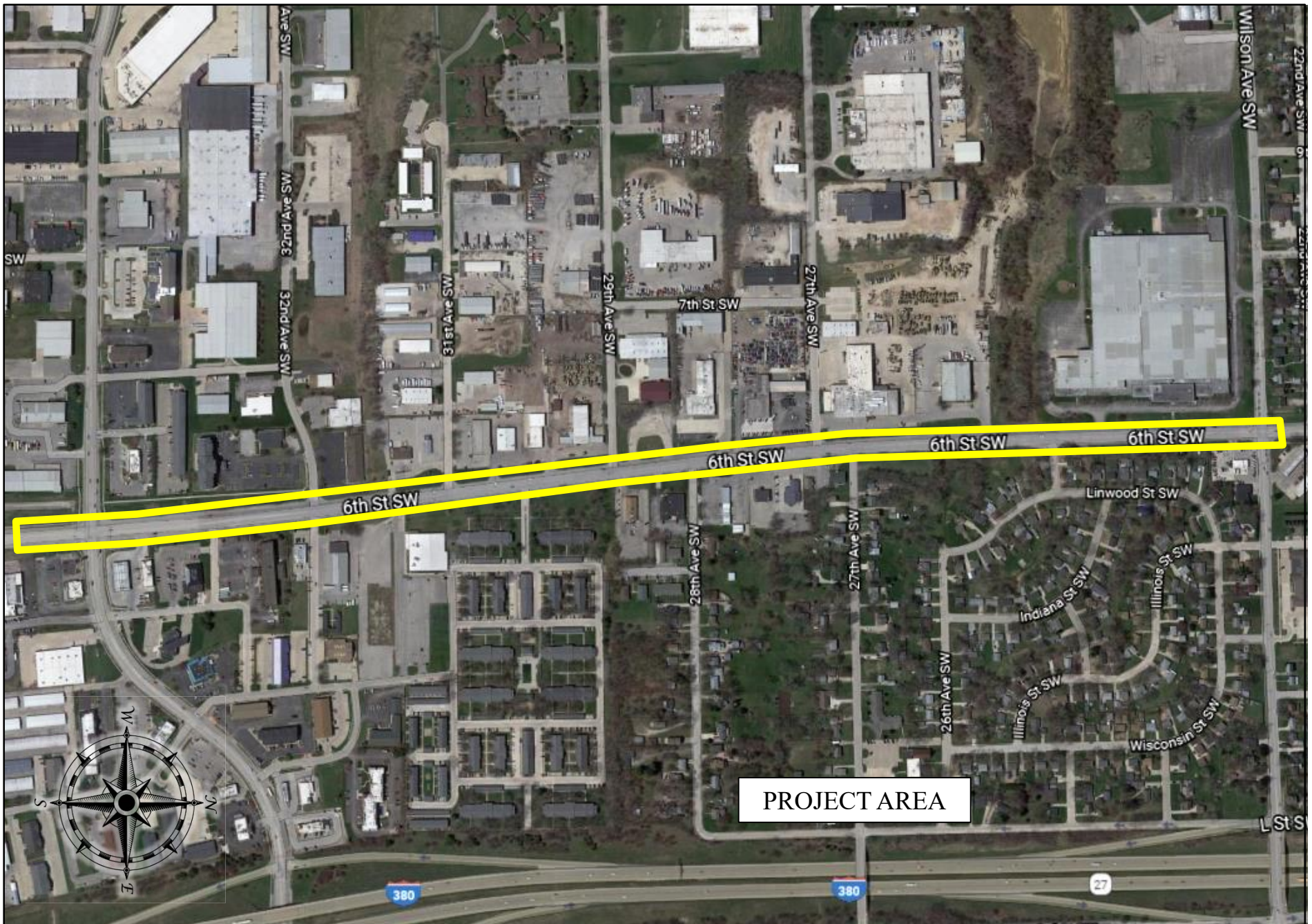
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LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



6TH STREET SW PAVEMENT REHABILITATION AND WATER MAIN IMPROVEMENTS FROM 33RD AVENUE TO WILSON AVENUE



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements

Authorizing execution of Change Order No. 16 in the amount of \$104,793.73 with Boomerang Corp. for the Ellis Boulevard and 6th Street NW Connector project (original contract amount was \$6,357,840.10; total contract amount with this amendment is \$6,918,345.47) **(Paving for Progress)**.

CIP/DID #301963-03

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.

- 0130/0230/0270/0360/0490/0540: Project quantities revised with Information to Contractor (ITC) 20. Additional pavements, storm sewer and structures for stormwater drainage.
- 0290/0470/0480/1360/1380/1390: Plan tabulation error. Payment based on field measurements.
- 8027: Discovered underground storage tank under the project limits. Item includes notification to the Iowa DNR, soil testing, removal, and disposal of the underground storage tank.
- 8028: Locate, excavate, and cut a 2'x2' access opening into the top of the storm box culvert under C Avenue NW and proposed alley.
- 8029: City's JCN Conduit conflicts with the proposed traffic signal foundation at the intersection of 1st Ave W and 6th St NW. Item includes locating, excavating, and relocating the JCN conduit to facilitate the installation of the new traffic signal foundations.
- 8030: Reinstall fifteen existing concrete parking bumpers at the property located at Parcel 23 of Brown's second addition to the City of Cedar Rapids, Linn County, Iowa.
- 8031: Furnish and install two new street traffic signs "6th St SW and Ellis Blvd NW" after re-naming 6th St NW to Ellis Blvd NW from 1st Ave W to the north.
- 8032: Furnish and install 6" asphalt driveway wedge adjacent to the property located at 521 C Avenue NW. This wedge will fill the gap created between the new alley and the existing driveway.
- 8033: Survey, mobilization, traffic control, compaction testing for scopes of work added with ITC #19 issued on 8/30/2023.

- 8034: Excavation for traffic signal foundation on the NW quadrant of 1st Ave W and L St SW conflicts with future Iowa DOT design. This item includes time and materials to excavate, backfill, and compact the traffic signal foundation. This traffic signal foundation's location was then revised to facilitate the Iowa DOT's future design.
- 8035: Reconstruct/enlarge sanitary manhole base and risers to correct existing perpendicular pipe connections and allow parallel connections.
- 8036: Remove and relocate JCN Fiber, conduit, and handhole located at the SE quad of 1st Ave W and L St SW to avoid conflict with proposed traffic signal.
- 8037: Unit price adjustment for Pavement Smoothness bumps and dips not corrected.
- 8998: Unit price adjustment for liquidated damages.

Predominant Reason for CCO: City changing the scope

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 16 submitted by Boomerang Corp.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 301/301000/301963 SLOST 625/625000/625884/2018059 301987

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. 16 in the amount of \$104,793.73 with Boomerang Corp. for the Ellis Boulevard and 6th Street NW Connector, Contract No. 301963-03. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$6,357,840.10
Change Order No. 1	34,794.89
Change Order No. 2	7,305.32
Change Order No. 3	11,737.55
Change Order No. 4	83,055.31
Change Order No. 5	38,434.25
Change Order No. 6	47,851.30
Change Order No. 7	7,464.00
Change Order No. 8	17,293.60
Change Order No. 9	350.00
Change Order No. 10	21,307.16
Change Order No. 11	86,875.75
Change Order No. 12	1,650.88
Change Order No. 13	10,353.32
Change Order No. 14	31,911.83
Change Order No. 15	55,326.48
Change Order No. 16	<u>104,793.73</u>
Amended Contract Amount	\$6,918,345.47

General ledger coding for this Change Order to be as follows:

(\$25,500.00)	301-301000-30186-301963
\$600.20	301-301000-30187-301963
\$48,961.58	301-301000-7970-301963
\$80,731.95	301-301000-30185-301987

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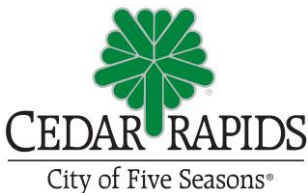
MayorSignature

Attest:

ClerkSignature



PROJECT AREAS



ELLIS BOULEVARD AND 6TH STREET NW CONNECTOR PROJECT



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005
E-mail Address: r.hammond@cedar-rapids.org

Description of Agenda Item: Purchases, contracts and agreements
Authorizing execution of Change Order No. 2 in the amount of \$496,340 with Boomerang Corp. for the Middle McCloud Run Advanced Grading project (original contract amount was 2,646,566.50; total contract amount with this amendment is \$3,168,413.50).
CIP/DID #3314551-01

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.

- Work Change Directive (WCD) #1: Item 8003: Differing site conditions such as rubble, bricks, and trash material were discovered during excavation. The class 13 material will be delivered to Milan Illinois. The additional \$38.18 per CY is in addition to the original class 10-unit price of \$72.00. The additional cost will cover the added miles, out of state permits, and inability to utilize oversize loads as was shown while hauling class 10. In a time saving effort, the contractor will be able to sort the material and haul the cleaned soil to the original Tama site at the adjusted price. All virgin clean material will be disposed of at the original unit price. The completion date will be adjusted to December 22, 20203. If the final Class 13 quantity is over 13,000 CY, additional days will be considered.

Predominant Reason for CCO: Unforeseeable site conditions

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 2 submitted by Boomerang Corp.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 331/331100/3314551, GO Bonds

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 \$496,340 with Boomerang Corp. for the Middle McCloud Run Advanced Grading project, Contract No. 3314551-01. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$2,646,566.50
Change Order No. 1	25,507.00
Change Order No. 2	<u>496,340.00</u>
Amended Contract Amount	\$3,168,413.50

General ledger coding for this Change Order to be as follows:

\$496,340 331-331100-33101-3314551

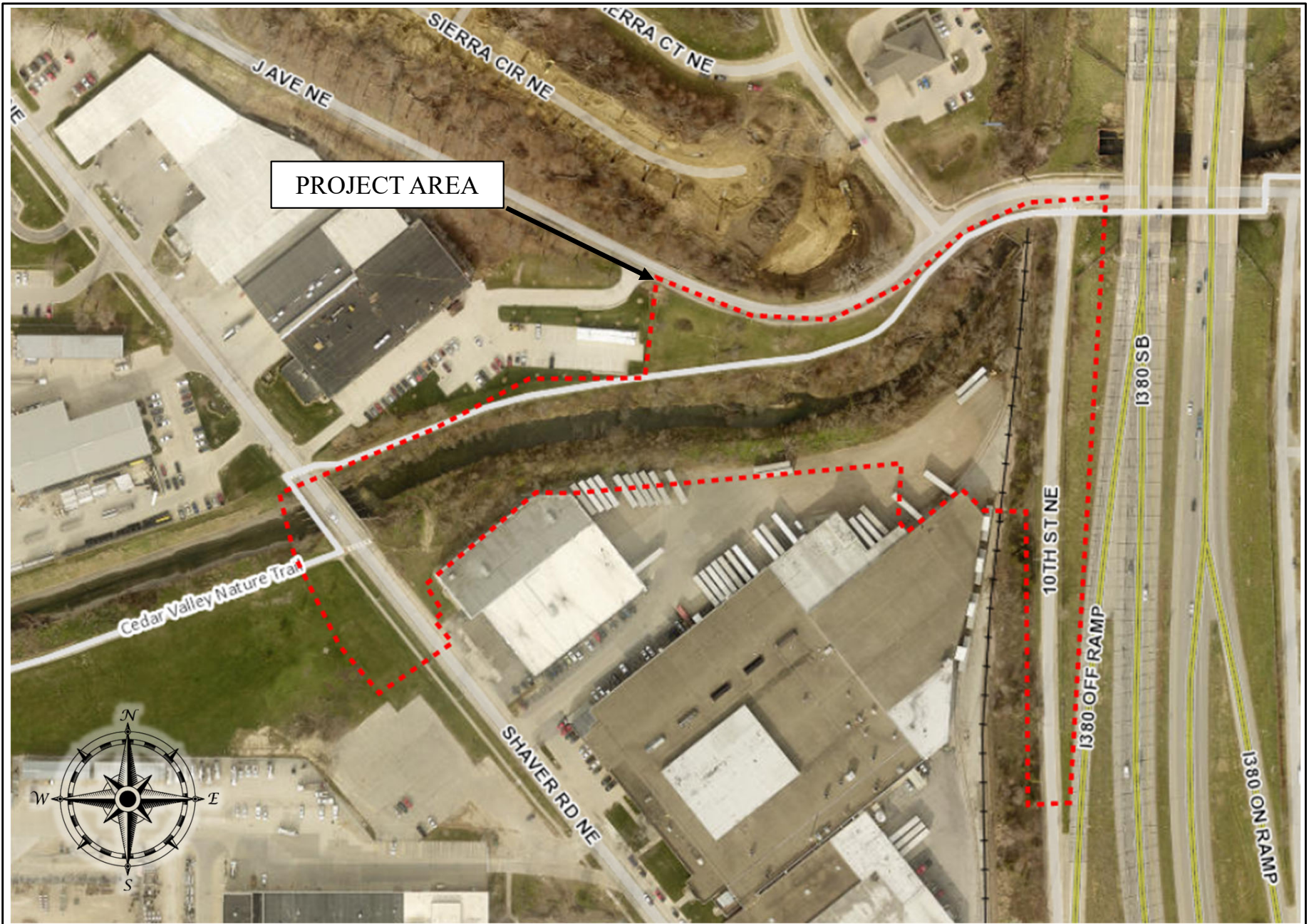
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MayorSignature

Attest:

ClerkSignature



PROJECT AREA



McCloud Run Advanced Grading Project from Shaver Road NE to J Avenue NE



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 7 Final deducting the amount of \$62,877.77 with Eastern Iowa Excavating & Concrete for the 2022 Traffic Signal and Curb Ramp Repair project (original contract amount was \$1,616,296.20; total contract amount with this amendment is \$1,649,101.40).
 CIP/DID #3016016-22

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

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.

- Work Change Directive (WCD) #5: Item 8020: The existing traffic signal controller cabinet at Edgewood Rd & 12th Av SW was supposed to be salvaged to the city. During salvage operations, the cabinet was dropped, thus damaging two components. This item covers the cost of replacing those components.
- Item 8021: Due to cross traffic cutting through parking lots and moving temporary traffic cones, as well as narrow lane widths, a Temporary Lane Separator System was necessary to force traffic in approved directions and for the intersection improvements to be safely completed. This item includes all temporary traffic control, message and arrow boards, equipment and labor necessary to complete the installation and removal of the Temporary Lane Separator System.

Predominant Reason for CCO: City changing the scope

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 7 Final submitted by Eastern Iowa Excavating & Concrete, LLC.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 301/301000/3016016 18401 ADA, 301/301000/301918 SLOST, 306/306000/306995 ADA, 306/306000/306230 TIF, 301/301000/301880 TIF, 301/3010000/3012407 SLOST, 306/306000/306343 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. 7 Final deducting the amount of \$62,877.77 with Eastern Iowa Excavating & Concrete for the 2022 Traffic Signal and Curb Ramp Repair, Contract No. 3016016-22. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$1,616,296.20
Change Order No. 1	7,023.00
Change Order No. 2	12,825.00
Change Order No. 3	56,351.93
Change Order No. 4	13,496.12
Change Order No. 5	1,765.56
Change Order No. 6	4,221.36
Change Order No. 7 Final	<u>(62,877.77)</u>
Amended Contract Amount	\$1,649,101.40

General ledger coding for this Change Order to be as follows:

\$1,478.78	301-301000-30185-301880
(\$54,831.65)	301-301000-7970-301918
\$15.50	301-301000-7970-3012407
(\$3,140.40)	301-301000-18401-3016016
(\$15,900.00)	306-306000-30685-306343
\$9,500.00	306-306000-30685-306995

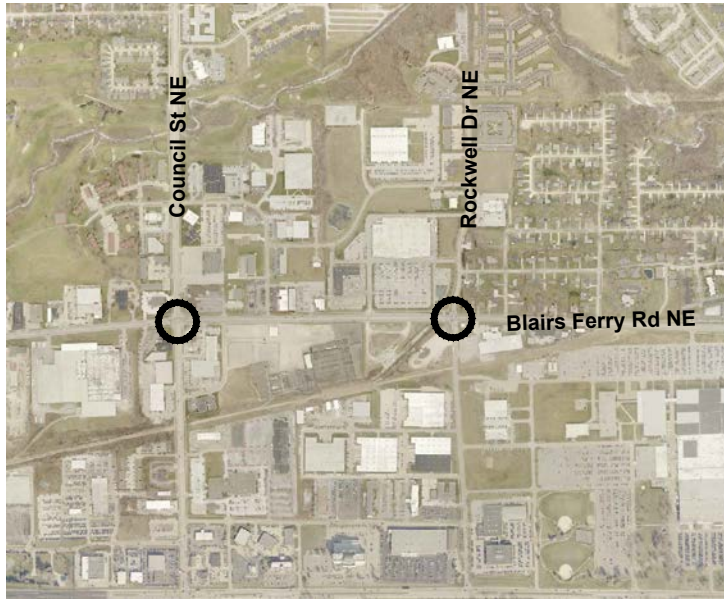
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MayorSignature

Attest:

ClerkSignature



LEGEND

PROJECT LOCATION ○



0 FEET 500



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 6 in the amount of \$2,208.45 with Eastern Iowa Excavating & Concrete, LLC for the 2023 Fair Oaks Addition Pavement Reconstruction project (original contract amount was \$1,832,924.95; total contract amount with this amendment is \$1,895,689.07). **(Paving for Progress)**.
 CIP/DID #3012285-02

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. 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 different from estimate

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 6 submitted by Eastern Iowa Excavating & Concrete, LLC.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 301/301000/3012285 SLOST, 625/625000/6250051, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: 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. 6 in the amount of \$2,208.45 with Eastern Iowa Excavating & Concrete, LLC for the 2023 Fair Oaks Addition Pavement Reconstruction, Contract No. 3012285-02. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$1,832,924.95
Change Order No. 1	11,854.50
Change Order No. 2	6,163.04
Change Order No. 3	7,203.80
Change Order No. 4	32,379.33
Change Order No. 5	2,955.00
Change Order No. 6	<u>2,208.45</u>
Amended Contract Amount	\$1,895,689.07

General ledger coding for this Change Order to be as follows:

\$2,208.45 301-301000-7970-3012285

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MayorSignature

Attest:

ClerkSignature



2023 FAIR OAKS ADDITION PAVEMENT RECONSTRUCTION PROJECT



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements

Authorizing execution of Change Order No. 4 in the amount of \$31,389.47 with Midwest Concrete, Inc. for the 2023 Pavement Milling and Curb Repair project (original contract amount was \$2,653,297.30; total contract amount with this amendment is \$2,884,779.35) (Paving for Progress).

CIP/DID #301998-12

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 32: Additional limits were discovered where curb and gutter replacement was required on Tomahawk Trail SE, 25th St Dr SE, and Devonshire Dr NE.
- Work Change Directive (WCD) #2-Item 22: This item replaces one SW-507 intake with a SW-502 intake proposed on 25th St Dr SE. It was discovered that the proposed intake structure SW-507 would not fit at this location.
- Item 25: This item removes two SW-507 intakes on 25th St Dr SE and replaces them with Items 22 & 8009.
- Item 8007: This item includes re-mobilization of the contractor's force to return to Red Fox Rd at the end of the project and complete additional patching at the cul-de-sac and failed water service at 160 Red Fox Rd SE.
- Item 8008: This item includes the re-mobilization of the contractor's force to return to 263 Tomahawk Trail SE to remove and replace curb and gutter and PCC driveway after work was already completed on this street.
- Item 8009: This item replaces one SW-507 intake with a SW-505, modified intake proposed on 25th St Dr SE. It was discovered that the proposed intake structure SW-507 would not fit at this location.
- Item 8010: This item includes labor and materials used to adjust the proposed PCC curb and gutter on D Avenue NE and in-fill the areas between the design removal limits and the new PCC.
- Item 8011: This item includes labor and equipment used to provide an additional sawcut on the new PCC curb and gutter installed on Harold Dr SE to allow for an asphalt inlay and flush gutter joint.

Predominant Reason for CCO: City changing the scope

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 4 submitted by Midwest Concrete, Inc.

Alternative Recommendation: 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: December 5, 2023

Budget Information:

301/301000/3012420 SLOST	301/301000/3012428 SLOST	301/301000/3012438 SLOST
301/301000/3012422 SLOST	301/301000/3012430 SLOST	301/301000/3012457 SLOST
301/301000/3012423 SLOST	301/301000/3012373 SLOST	301/301000/3012458 SLOST
301/301000/3012425 SLOST	301/301000/3012431 SLOST	301/301000/3012460 SLOST
301/301000/3012426 SLOST	301/301000/3012437 SLOST	301/301000/3012459 SLOST

Local Preference Policy: NA

Explanation: Code of Iowa applies for publicly bid projects.

Recommended by Council Committee: Yes

Explanation: Approved Paving for Progress project

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 \$31,389.47 with Midwest Concrete, Inc. for the 2023 Pavement Milling and Curb Repair project, Contract No. 301998-12. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$2,648,297.30
Original Incentive Value	5,000.00
Change Order No. 1	44,538.18
Change Order No. 2	63,526.87
Change Order No. 3	92,027.53
Change Order No. 4	<u>31,389.47</u>
Amended Contract Amount	\$2,884,779.35

General ledger coding for this Change Order to be as follows:

\$5,500.00	301-301000-7970-3012420
\$517.91	301-301000-7970-3012422
\$1,600.00	301-301000-7970-3012423
\$4,045.72	301-301000-7970-3012425
\$7,837.02	301-301000-7970-3012437
\$4,050.83	301-301000-7970-3012438
\$4,090.49	301-301000-7970-3012457
\$3,747.50	301-301000-7970-3012460

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 5 deducting the amount of \$16,272.93 with Minturn, Inc. for the FY 2023 Bridge Maintenance – Bid Package 1 project (original contract amount was \$1,961,921; total contract amount with this amendment is \$2,173,174.36).
 CIP/DID #305150-03

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.

- Work Change Directive (WCD) #2 - Item 8003: Several bridge drain penetrations needed repair to ensure surface drainage did not hit the substructure. The time and materials breakdowns were provided for pricing. Repairs need to be done from the underside of the bridge with the snooper truck.
- WCD #3 - Items 31 & 8004: The plan quantity for this item was 500 SF. The quantity of work performed was 19 SF. Due to the reduction of quantity the contractor requested a revised unit price. Specifications state that if the quantity is impacted by over 25% they can do so if the work or cost to do the work is impacted. Bringing in the same equipment to do 19 SF justified the ask. Overall, the project still sees significant savings.
- Item 8005: The trail under the 12th Ave Bridge was opened for use while work was happening on the bridge. Some additional signage and overhead protection was needed to ensure safety of trail users.

Predominant Reason for CCO: Constructed quantities different from estimate

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 5 submitted by Minturn, Inc.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 305/30500/305150-02, 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. 5 deducting the amount of \$16,272.93 with Minturn, Inc. for the FY 2023 Bridge Maintenance – Bid Package 1, Contract No. 305150-03. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$1,961,921.00
Change Order No. 1	6,000.00
Change Order No. 2	67,878.04
Change Order No. 3	49,573.25
Change Order No. 4	104,075.00
Change Order No. 5	<u>(16,272.93)</u>
Amended Contract Amount	\$2,173,174.36

General ledger coding for this Change Order to be as follows:

(\$16,272.93) 305-305000-30585-305150

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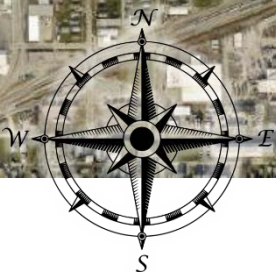
MayorSignature

Attest:

ClerkSignature



PROJECT AREA



FY 2023 Bridge Maintenance – Bid Package 1
12th Ave Bridge



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 14 in the amount of \$6,284.50 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 \$20,216,310.30).
 CIP/DID #3314510-20

<p>EnvisionCR Element/Goal: ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards.</p>
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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 34: The silt fence was reestablished after the 2-year delay.

<p>Predominant Reason for CCO: Design error or omissions</p>

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 14 submitted by 6,284.50.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 3314510 - \$20,750,000; 327005 - \$90,000

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. 14 in the amount of \$6,284.50 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	<u>6,284.50</u>
Amended Contract Amount	\$20,216,310.30

General ledger coding for this Change Order to be as follows:

\$6,284.50 331-331100-33101-3314510

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

Project Map

Cedar Lake North Shore & Levee Construction





Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: CONSENT AGENDA

Authorizing execution of Change Order No. 6 in the amount of \$5,982.50 and release of partial final payment in the amount of \$35,343.02 to Pirc-Tobin Construction, Inc. for the Cedar River Trail SE Reconstruction, CRANDIC Railroad to 16th Avenue project (original contract amount was \$655,010.05; total contract amount with this amendment is \$794,348.78)

CIP/DID #3316510-72

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 32: Post-bid change extended a wall by several feet.

Predominant Reason for CCO: City changing the scope

Construction has been substantially completed by Pirc-Tobin Construction, Inc. for Cedar River Trail SE Reconstruction, CRANDIC Railroad to 16th Avenue project. Seeding establishment and 1-year plant warranty remain. When this work is complete, the remaining retainage will be released, and the project accepted.

Action/Recommendation: The Public Works Department recommends approval of Change Order No 6 and the issuance of partial final payment to the contractor in the amount of \$35,343.02. The final remaining retainage will be held until seeding establishment and 1-year plant warranty are complete.

Alternative Recommendation: 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. Council could decide to hold entire retainage amount until additional construction items are complete.

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: Iowa Flood Mitigation Funds

Local Preference Policy: NA

Explanation: This is a Capital Improvement Project

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. 6 in the amount of \$5,982.50 with Pirc-Tobin Construction, Inc. for the Cedar River Trail SE Reconstruction, CRANDIC Railroad to 16th Avenue, Contract No. 3316510-72. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$640,010.05
Original Incentive Value	15,000.00
Change Order No. 1	97,887.52
Change Order No. 2	432.00
Change Order No. 3	10,295.50
Change Order No. 4	21,608.06
Change Order No. 5	3,133.15
Change Order No. 6	<u>5,982.50</u>
Amended Contract Amount	\$794,348.78

General ledger coding for this Change Order to be as follows:

\$5,982.50 331-331100-33101-3316510

BE IT FURTHER RESOLVED, that the City Engineer certifies that the work on the Cedar River Trail SE Reconstruction, CRANDIC Railroad to 16th Avenue project (Contract 3316510-72), has been substantially completed in accordance with the plans and specifications and that the City of Cedar Rapids Finance Director is authorized and directed to issue a warrant in the sum of \$35,343.02 to Pirc-Tobin Construction, Inc. as a partial final payment, and

BE IT FURTHER RESOLVED that \$3,000 of the retainage will be held until establishment of seeding and 1-year plant warranty are completed.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 5 in the amount of \$8,388.20 with Pirc-Tobin Construction, Inc. for the Mount Vernon Road SE from 14th Street to 20th Street Pavement Improvements project (original contract amount was \$7,877,664.14; total contract amount with this amendment is \$8,036,766.90). **(Paving for Progress)**.
 CIP/DID #3012149-05

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 8004: Additional combined sidewalk and retaining wall quantity required to complete the project. Plan quantity overrun. Payment based upon field measurements.

Predominant Reason for CCO: Constructed quantities different from estimate

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 5 submitted by Pirc-Tobin Construction, Inc.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 301/3010000/3012149 SLOST; 301/3010000/3019546 NA;
 625/6250000/6250051-2016036 NA; 655/6550000/6550029 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. 5 in the amount of \$8,388.20 with Pirc-Tobin Construction, Inc. for the Mount Vernon Road SE from 14th Street to 20th Street Pavement Improvements, Contract No. 3012149-05. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$7,762,664.14
Original Incentive Value	115,000.00
Change Order No. 1	1,200.00
Change Order No. 2	86,782.06
Change Order No. 3	59,520.00
Change Order No. 4	3,212.50
Change Order No. 5	<u>8,388.20</u>
Amended Contract Amount	\$8,036,766.90

General ledger coding for this Change Order to be as follows:

\$8,388.20 301-301000-7970-3012149

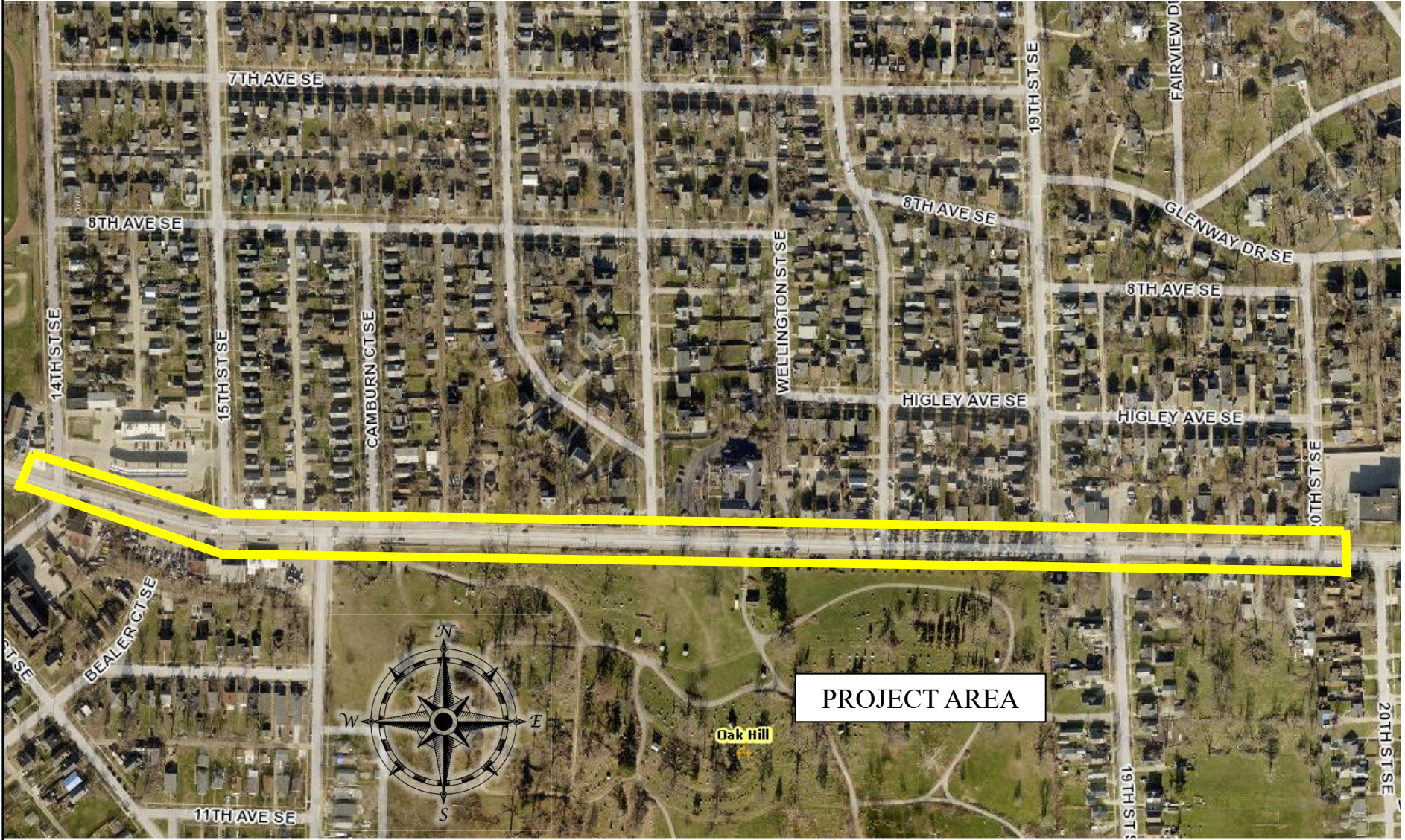
PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



MOUNT VERNON ROAD SE FROM 14TH STREET TO 20TH STREET PAVEMENT IMPROVEMENTS PROJECT



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements

Authorizing release of partial final payment in the amount of \$73,764.82 to Pirc-Tobin Construction, Inc. for the Riverside Skate Park Relocation project (original contract amount was \$1,626,043.71; total contract amount with this amendment is \$1,656,854.77)

CIP/DID #3313520-70

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

Background: Construction has been substantially completed by Pirc-Tobin Construction, Inc. for Riverside Skate Park Relocation project. Seeding establishment and 1-year plant warranty remain. When this work is complete, the remaining retainage will be released, and the project accepted.

Action/Recommendation: The Public Works Department recommends the issuance of partial final payment to the contractor in the amount of \$73,764.82. The final remaining retainage will be held until seeding establishment and 1-year plant warranty are complete.

Alternative Recommendation: Council could decide to hold entire retainage amount until additional construction items are complete.

Time Sensitivity: Normal

Resolution Date: December 5, 2023

Budget Information: Iowa Flood Mitigation Funds

Local Preference Policy: NA

Explanation: This is a Capital Improvement Project

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 Engineer certifies that the work on the Riverside Skate Park Relocation project (Contract 3313520-70), has been substantially completed in accordance with the plans and specifications and that the City of Cedar Rapids Finance Director is authorized and directed to issue a warrant in the sum of \$73,764.82 to Pirc-Tobin Construction, Inc. as a partial final payment, and

BE IT FURTHER RESOLVED THAT \$5,000 of the retainage will be held until establishment of seeding and 1-year plant warranty are completed.

PASSED_DAY_TAG

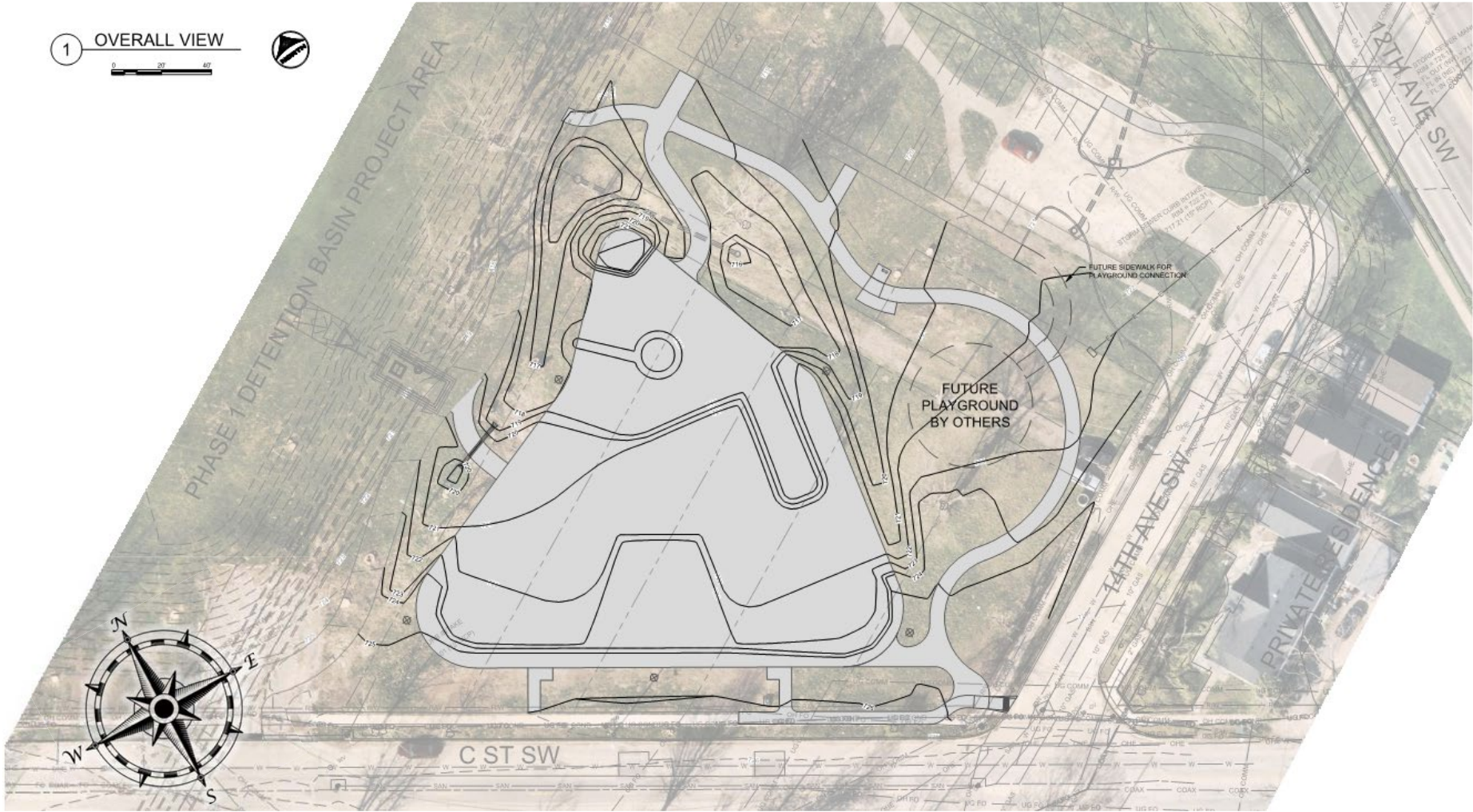
LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

1 OVERALL VIEW



FLOOD CONTROL SYSTEM – CZECH VILLAGE – RIVERSIDE SKATE PARK RELOCATION



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 16 in the amount of \$1,000 with Rathje Construction Co. for the 1st Avenue E and 1st Street NE Temporary Traffic Signal and Pavement Improvements project (original contract amount was \$500,925.14; total contract amount with this amendment is \$696,874.16).
 CIP/DID #3315510-67

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. The unit prices remain the same as originally bid and the contract price is adjusted according to the contract documents.

Predominant Reason for CCO: City changing the scope

Action/Recommendation:

The Public Works Department recommends approval of Change Order No. 16 submitted by Rathje Construction Co.

Alternative Recommendation: 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: December 5, 2023

Budget Information: CIP No. 3315510 – \$415,000 General Obligation Bonds

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. 16 in the amount of \$1,000 with Rathje Construction Co. for the 1st Avenue E and 1st Street NE Temporary Traffic Signal and Pavement Improvements, Contract No. 3315510-67. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$495,925.14
Original Incentive Value	5,000.00
Change Order No. 1	1,925.38
Change Order No. 2	150,686.75
Change Order No. 3	1,400.00
Change Order No. 4	8,415.00
Change Order No. 5	22,521.89
Change Order No. 6	1,000.00
Change Order No. 7	1,000.00
Change Order No. 8	1,000.00
Change Order No. 9	1,000.00
Change Order No. 10	1,000.00
Change Order No. 11	1,000.00
Change Order No. 12	1,000.00
Change Order No. 13	1,000.00
Change Order No. 14	1,000.00
Change Order No. 15	1,000.00
Change Order No. 16	<u>1,000.00</u>
Amended Contract Amount	\$696,874.16

General ledger coding for this Change Order to be as follows:

\$1,000 331-331100-33101-3315510

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

Project Map – 1st Avenue E and 1st Street NE Temporary Traffic Signal and Pavement Improvements



Remove existing traffic signals
Install all-way stop – (In advance of flood closure gate)

Temporary power to the Tree of Five Seasons

Remove existing signals,
Install temporary signal,
ADA parking, sidewalk, and streetscape improvements



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 6 in the amount of \$27,314.77 with Rathje Construction Co. for the 11th Avenue SE and 5th Street SE Roadway and Utility Improvements project (original contract amount was \$604,445.89; total contract amount with this amendment is \$682,126.27).
 CIP/DID #6550051-02

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.

- Work Change Directive (WCD) 3 Item 8007: After the project was paved per plan, it was discovered that the pavement was not draining properly. The grades provided in the design did not allow for the new profile to collect stormwater at the new low point. This item includes the removal of curb and gutter, excavation and installation of additional storm and intake structure, backfill, and new PCC.
- Item 8008: Contract documents did not include compaction testing to be performed by the contractor. Item was added to capture moisture and density results from subgrade preparation activity.

Predominant Reason for CCO: Design error or omissions

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 6 submitted by Rathje Construction Co.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 655/655000/6550051, NA; 301/301000/3012387, SLOST; 625884-2022043-01

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. 6 in the amount of \$27,314.77 with Rathje Construction Co. for the 11th Avenue SE and 5th Street SE Roadway and Utility Improvements, Contract No. 6550051-02. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$584,445.89
Original Incentive Value	20,000.00
Change Order No. 1	4,016.00
Change Order No. 2	27,728.05
Change Order No. 3	17,621.56
Change Order No. 4	500.00
Change Order No. 5	500.00
Change Order No. 6	<u>27,314.77</u>
Amended Contract Amount	\$682,126.27

General ledger coding for this Change Order to be as follows:

\$27,314.77 301-301000-7970-3012387

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

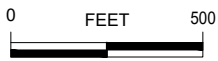


**PROJECT
LOCATION**

WILSON AVE SW

CEDAR RIVER

**11TH AVENUE SE AND 5TH STREET ROADWAY
AND UTILITY IMPROVEMENTS**





Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements

Authorizing execution of Change Order No. 20 in the amount of \$14,882.71 with Rathje Construction Co. for the Cherokee Trail (Phase 2B) from Cherry Hill Park to Sharon Lane, Along Gordon Avenue through Cherokee Park to Midway Drive NW project (original contract amount was \$3,910,292.97; total contract amount with this amendment is \$4,588,310.10).

CIP/DID #325069-07

EnvisionCR Element/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.

- 0450 - 0480: Plan quantity tables reflected actual pipe length, however per 2503.04-A-1 storm sewer is paid based upon linear feet measured along the centerline of the pipe from center of intake or manhole to center of intake or manhole. Quantity adjustments are based on field measurements.
- 0590: Additional pavement removal at the West Post Rd & Gordon Ave NW roundabout was necessary to properly place the curb ramp crossings at the proper distances from the roundabout, and match existing pavement joint patterns.
- 0600: The removal and replacement of an additional storm sewer manhole was paid for by bid item 8020. The extra removal was incidentally added on Change Order 19.
- 0690: Quantity based on field measurements.
- 0850: A safety closure was added at the pre-engineered pedestrian bridge to keep pedestrians from using the bridge until it was ready for opening.
- 8015: Subdrain was added at the Sharon Ln & Cherry Hill Rd NW intersection to facilitate drainage of modified subbase. The existing subdrain did not match the existing roadway profile and did not connect to the proposed subbase.

Predominant Reason for CCO: Constructed quantities different from estimate

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 20 submitted by Rathje Construction Co.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 301/301000/3012384
325/325000/325069
625/625000/625884-6252040
655/655000/6550099

The Cherokee Trail (Phase 2B) from Cherry Hill Park to Sharon Lane, Along Gordon Avenue through Cherokee Park to Midway Drive NW project is being awarded prior to the adoption of the FY23 budget and FY23 funding is being committed with this award.

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: 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. 20 in the amount of \$14,882.71 with Rathje Construction Co. for the Cherokee Trail (Phase 2B) from Cherry Hill Park to Sharon Lane, Along Gordon Avenue through Cherokee Park to Midway Drive NW, Contract No. 325069-07. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$3,910,292.97
Change Order No. 1	60,280.00
Change Order No. 2	.00
Change Order No. 3	249,331.10
Change Order No. 4	20,405.48
Change Order No. 5	31,673.84
Change Order No. 6	105,947.84
Change Order No. 7	10,487.73
Change Order No. 8	73.32
Change Order No. 9	2,084.35
Change Order No. 10	1,500.00
Change Order No. 11	416.59
Change Order No. 12	4,735.00
Change Order No. 13	508.80
Change Order No. 14	78,980.64
Change Order No. 15	16,995.60
Change Order No. 16	26,082.42
Change Order No. 17	20,183.93
Change Order No. 18	27,825.53
Change Order No. 19	5,622.25
Change Order No. 20	<u>14,882.71</u>
Amended Contract Amount	\$4,588,310.10

General ledger coding for this Change Order to be as follows:

\$14,732.71	301-301000-30186-3012384
\$150.00	325-325000-32586-325069

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



PROPOSED CHEROKEE TRAIL (PHASE 2B)

Cadd File Name: W:\PROJECTS\CIP\325069 Cherokee Trail\325069 Council Map.dwg



CHEROKEE TRAIL (PHASE 2B)
FROM CHERRY HILL PARK TO SHARON LANE, ALONG GORDON AVENUE,
THROUGH CHEROKEE PARK TO MIDWAY DRIVE NW





Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 5 in the amount of \$18,432.24 with Rathje Construction Co. for the Ingleside Drive SW Reconstruction project (original contract amount was \$2,247,894.79; total contract amount with this amendment is \$2,431,417.95) **(Paving for Progress)**.

CIP/DID #3012344-03

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 6: Subgrade Preparation under the temporary pavement was specified in the Typical Sections and Details section of the plans, but the corresponding quantity was not included in the bid tabulation quantity.
- Item 69: The driveway width at 1111 Ingleside Dr SW was widened at the request of the property owner due to existing and planned usage. This extra driveway width will also help protect the edge of pavement.

Predominant Reason for CCO: Design error or omissions

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 5 submitted by Rathje Construction Co.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 301/301000/3012380 SLOST, 655/655000/6550116 NA,
625/625000/6250051 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. 5 in the amount of \$18,432.24 with Rathje Construction Co. for the Ingleside Drive SW Reconstruction project, Contract No. 3012344-03. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$2,247,894.79
Change Order No. 1	79,531.00
Change Order No. 2	525.00
Change Order No. 3	84,869.92
Change Order No. 4	165.00
Change Order No. 5	<u>18,432.24</u>
Amended Contract Amount	\$2,431,417.95

General ledger coding for this Change Order to be as follows: \$18,432.24 301-301000-7970-3012344

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG

PROJECT AREA

Ingleside Dr SW

Ingleside Dr SW

Ingleside Dr SW

6th St SW

6th St SW

6th St SW



INGLESIDE DRIVE SW RECONSTRUCTION



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 31 deducting the amount of \$248,399.67 with Rathje Construction Company for the O Avenue NW Improvements Phase II & III from Edgewood Road NW to 16th Street NW project (original contract amount was \$8,571,345.88; total contract amount with this amendment is \$9,503,570.68). (Paving for Progress)
 CIP/DID #3012121-03

<p>EnvisionCR Element/Goal: ConnectCR Goal 4: Improve the function and appearance of our key corridors.</p>
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Background: Contract Change Order (CCO) adjusts the contract price based on the actual quantities of completed work. The unit prices remain the same as originally bid and the contract price is adjusted according to the contract documents.

<p>Predominant Reason for CCO: Constructed quantities different from estimate</p>
--

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 31 submitted by Rathje Construction Co.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 301-301000-3012121 SLOST, RUT; 625-625000-6250051-2015017 NA; 655-655000-6550064 NA; 304-304000-304510 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. 31 deducting the amount of \$248,399.67 with Rathje Construction Company for the O Avenue NW Improvements Phase II & III from Edgewood Road NW to 16th Street NW, Contract No. 3012121-03. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$8,341,345.88
Original Incentive Value	230,000.00
Change Order No. 1	60,094.15
Change Order No. 2	790.40
Change Order No. 3	6,313.51
Change Order No. 4	247,899.39
Change Order No. 5	1,518.86
Change Order No. 6	44,648.74
Change Order No. 7	29,659.87
Change Order No. 8	8,319.14
Change Order No. 9	2,320.82
Change Order No. 10	38,514.45
Change Order No. 11	1,915.77
Change Order No. 12	110,180.90
Change Order No. 13	3,607.48
Change Order No. 14	7,072.28
Change Order No. 15	5,212.86
Change Order No. 16	24,467.00
Change Order No. 17	38,537.88
Change Order No. 18	124,955.25
Change Order No. 19	17,016.67
Change Order No. 20	15,756.90
Change Order No. 21	58,140.48
Change Order No. 22	7,263.60
Change Order No. 23	39,137.42
Change Order No. 24	50,855.64
Change Order No. 25	27,264.05
Change Order No. 26	60,013.08
Change Order No. 27	62,728.21
Change Order No. 28	894.52
Change Order No. 29	557.70
Change Order No. 30	164,303.45
Change Order No. 31	(248,399.67)
Removal Of Original Incentive Value	<u>(79,336.00)</u>
Amended Contract Amount	\$9,503,570.68

General ledger coding for this Change Order to be as follows: (\$147,177.78) 301-301000-7970-3012121; (\$5,632.63) 301-301000-30185-3012121; (\$21,353.91) 304-304000-30485-304510; (13,659.91) 625-625000-6250051-6252015017; (\$60,575.44) 655-655000-65585-6550092

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



**O AVENUE NW IMPROVEMENTS PHASE II & III FROM
EDGEWOOD ROAD NW TO 16TH STREET NW**



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 3 in the amount of \$1,269.60 with Rathje Construction Co. for the Tower Terrace Road: Phase B Grading project (original contract amount was \$1,043,013.60; total contract amount with this amendment is \$1,097,822.90).
 CIP/DID #301666-05

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.

- 0310: Additional 15-inch storm sewer. Plan quantity changed from 162.8 LF to 300.10 LF.

Predominant Reason for CCO: City changing the scope

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 3 submitted by Rathje Construction Co.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 301/301000/301666, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

RESOLUTION NO. LEG_NUM_TAG

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to sign Change Order No. 3 in the amount of \$1,269.60 with Rathje Construction Co. for the Tower Terrace Road: Phase B Grading, Contract No. 301666-05. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$1,043,013.60
Change Order No. 1	52,041.50
Change Order No. 2	1,498.20
Change Order No. 3	<u>1,269.60</u>
Amended Contract Amount	\$1,097,822.90

General ledger coding for this Change Order to be as follows: \$1,269.60 301-301000-30186-301666

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

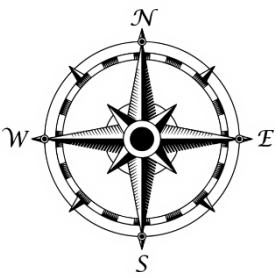
ClerkSignature

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PROJECT AREA

Huntington Ridge



TOWER TERRACE ROAD: PHASE B GRADING





Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 5 in the amount of \$5,712.69 with Rathje Construction Co. for the Valor Way SW and 1st Street SW Sanitary Sewer Relocation project (original contract amount was \$1,053,349; total contract amount with this amendment is \$1,109,351.16).
 CIP/DID #3312520-70

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 19: The extra pavement repair occurred in 1st St SW as extra pavement was removed due to visual reflective pavement joint along the pipe trench.

Predominant Reason for CCO: City changing the scope

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 5 submitted by Rathje Construction Co.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 3312520-70, 6550110, IFM

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. 5 in the amount of \$5,712.69 with Rathje Construction Co. for the Valor Way SW and 1st Street SW Sanitary Sewer Relocation, Contract No. 3312520-70. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$1,053,349.00
Change Order No. 1	36,073.20
Change Order No. 2	9,823.21
Change Order No. 3	3,296.11
Change Order No. 4	1,096.95
Change Order No. 5	<u>5,712.69</u>
Amended Contract Amount	\$1,109,351.16

General ledger coding for this Change Order to be as follows: \$5,712.69 655-655000-65585-6550110

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

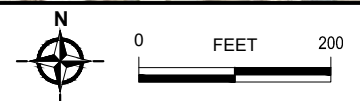
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Cadd File Name: W:\PROJECTS\CIP\311\SUB-PROJECT KINGSTON\312520-70\312520-70 Council Map.dwg



**VALOR WAY AND 1ST STREET SW
SANITARY SEWER RELOCATION**



3312520-70



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 5 deducting the amount of \$4,129.37 with Rathje Construction Co. for the Wiley Boulevard Trail Improvements from Williams Boulevard to 16th Avenue SW project (original contract amount was \$1,487,704.68; total contract amount with this amendment is \$1,550,891.74).
 CIP/DID #325052-02

<p>EnvisionCR Element/Goal: GreenCR Goal 2: Have the best parks, recreation and trails system in the region.</p>

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.

- 0060: Additional patching.
- 0310: Additional concrete near driveways where the trail was constructed to better control the cross slopes and more consistent connection to the driveways and intersections.
- 8009: A JCN handhole needed to be adjusted to trail grade and relocated horizontally to avoid the trail alignment.
- 8998: Contractor is currently over contract time. Days are assessed per contract in the month they happen.

<p>Predominant Reason for CCO: Design error or omissions</p>

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 5 submitted by Rathje Construction Co.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 325/325000/32505

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. 5 deducting the amount of \$4,129.37 with Rathje Construction Co. for the Wiley Boulevard Trail Improvements from Williams Boulevard to 16th Avenue SW, Contract No. 325052-02. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$1,487,704.68
Change Order No. 1	16,233.44
Change Order No. 2	12,386.00
Change Order No. 3	11,972.38
Change Order No. 4	26,724.61
Change Order No. 5	<u>(4,129.37)</u>
Amended Contract Amount	\$1,550,891.74

General ledger coding for this Change Order to be as follows: \$4,803.70 325-325000-32585-325052; (\$8,933.07) 325-325000-32586-325052

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG



16TH AVE SW

TRAFFIC SIGNAL

18TH AVE SW

POST OFFICE

TRAFFIC SIGNAL

20TH AVE SW

VETERAN AFFAIRS

TRAFFIC SIGNAL

WILSON AVE SW

WILEY BLVD SW

PROJECT LOCATION

PUBLIC LIBRARY

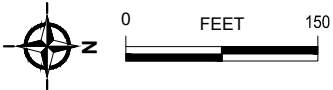
WILLIAMS BLVD SW

WEST DALE MALL

Cadd File Name: W:\CIP PLANNING\MPO\FY 21 - FY 24 MPO Funding Applications\Wiley Blvd Trail - Trail Application Documents\DOT App Map.dwg



WILEY BOULEVARD TRAIL
FROM WILLIAMS BOULEVARD TO 16TH AVENUE SW



CIP No. 325052-00



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ken DeKeyser, PE

Contact Person: Bob Hammond **Cell Phone Number:** 319-440-1005

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

Description of Agenda Item: Purchases, contracts and agreements
 Authorizing execution of Change Order No. 14 in the amount of \$32,818.08 with Tschiggfrie Excavating Co. for the Lindale Trail Phase 1 From Council Street to East of C Avenue NE project (original contract amount was \$2,553,646.76; total contract amount with this amendment is \$3,028,380.32).
 CIP/DID #325071-02

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

Background: 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.

Seed placed inside the Spring seeding window failed due to drought conditions throughout the 2023 construction season:

- 8028 Change: Added areas for sod preparation.
- 8029 Change: Added areas of sod. Seed placed inside the Spring seeding window failed due to drought conditions throughout the 2023 construction season.
- 8030 Change: Item added for watering sod.
- 8031 Change: Item added to include watering sod.
- 8032 Change: Added item to mobilize crews and equipment for sod installation and preparation.

Predominant Reason for CCO: Unforeseeable site conditions

Action/Recommendation: The Public Works Department recommends approval of Change Order No. 14 submitted by Tschiggfrie Excavating Co.

Alternative Recommendation: 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: December 5, 2023

Budget Information: 325/325000/325071 NA, DOT STIP and TAP Grants

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. 14 in the amount of \$32,818.08 with Tschiggfrie Excavating Co. for the Lindale Trail Phase 1 From Council Street to East of C Avenue NE, Contract No. 325071-02. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$2,553,646.76
Change Order No. 1	21,706.24
Change Order No. 2	21,827.50
Change Order No. 3	14,942.36
Change Order No. 4	45,237.22
Change Order No. 5	34,262.32
Change Order No. 6	83,581.47
Change Order No. 7	139.65
Change Order No. 8	149,474.73
Change Order No. 9	3,610.34
Change Order No. 10	25,361.45
Change Order No. 11	10,064.20
Change Order No. 12	26,608.00
Change Order No. 13	5,100.00
Change Order No. 14	<u>32,818.08</u>
Amended Contract Amount	\$3,028,380.32

General ledger coding for this Change Order to be as follows:

\$32,818.08 325-325000-325086-325071

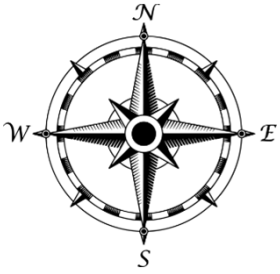
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LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



Lindale Trail Phase 1



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at Meeting: Ken DeKeyser, P.E.

Director: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: REGULAR AGENDA

Bids were received on November 21, 223 at the Iowa Department of Transportation for the Edgewood Road Transit Stops and Sidewalk project (estimated cost is \$764,000). A report of bids received from the City officer conducting the bid opening is attached.

CIP/DID #3018005-02

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

Background:

Action/Recommendation: Noted on attached bid report.

Alternative Recommendation: None

Time Sensitivity: Normal

Resolution Date: None

Budget Information:

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA



November 21, 2023

City Council
City of Cedar Rapids

RE: Report on bids as read for the Edgewood Road Transit Stops and Sidewalk, Contract Number 3018005-02

Dear City Council:

Bids were received on November 21, 2023 for the Edgewood Road Transit Stops and Sidewalk project as follows:

Rathje Construction Co., Marion, IA	\$660,545.35
Boomerang Corp., Anamosa, IA	\$673,926.60
Midwest Concrete, Inc., Peosta, IA	\$777,185.88
Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$787,806.80
Tschiggfrie Excavating Co., Dubuque, IA	\$855,898.25
Vieth Construction Corp., Cedar Falls, IA	\$861,730.75

The engineers cost opinion for this work is \$764,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

Sincerely,

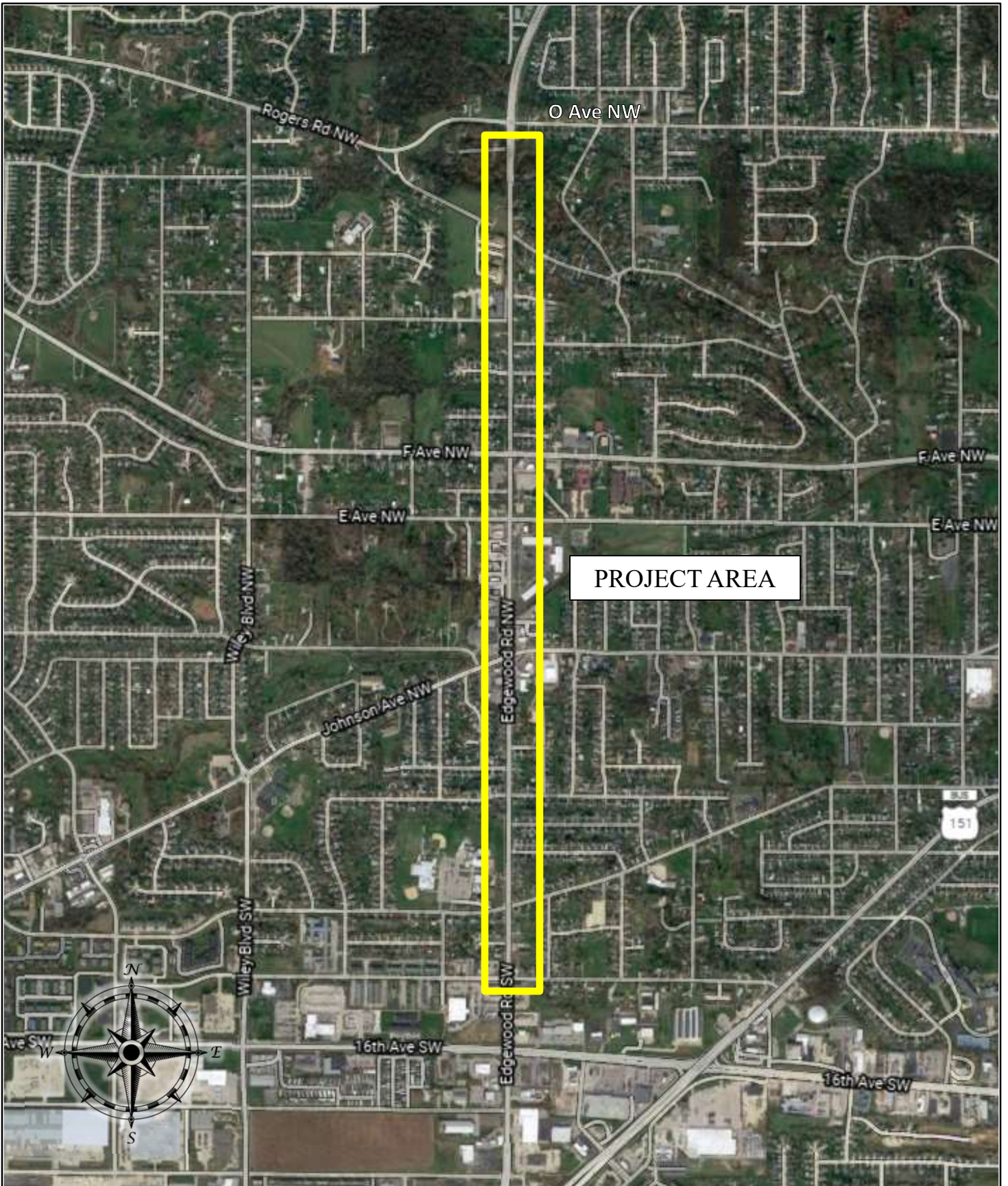
THE CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT

A handwritten signature in blue ink, appearing to read "Keith Abkes".

Keith Abkes
Project Engineer I

KA/shh

cc: Bob Hammond, Public Works Director
Ken DeKeyser, PE, PTOE, CFM, City Engineer



PROJECT AREA



EDGEWOOD ROAD TRANSIT STOPS AND SIDEWALK IMPROVEMENTS



Council Agenda Item Cover Sheet

Submitting Department: Purchasing

Director Contact: Hashim Taylor – h.taylor@cedar-rapids.org – (319) 304-0991

Presenter at Meeting: Steve Krug

Description of Agenda Item: REGULAR AGENDA

Report on Bids for the Nixon Park Pedestrian Bridge Replacement project for the Parks and Recreation Department (estimated cost is \$260,000) (Steve Krug).

CIP/DID PUR1023-104; 307249

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

Background: The Nixon Park Pedestrian Bridge originally closed on March 27, 2018 due to substructure and timber deck issues. This project generally consists of replacement of a pedestrian bridge and paved park path and associated grading and restoration located in Nixon Park, 2000 Northbrook Dr NE, Cedar Rapids for the Parks and Recreation Department. This project is a partnership with the CRCSD and a 28E agreement will be in place. This replacement project will upgrade the current pedestrian route to school to current ADA standards.

Bids were received from:

Eastern Iowa Excavating & Concrete, LLC	Cascade, IA	\$249,920.00
McComas-Lacina Construction LC	Iowa City, IA	\$272,674.53
Midwest Concrete, Inc.	Peosta, IA	\$274,670.05
Boulder Contracting, LLC	Grundy Center, IA	\$272,351.64
Boomerang Corp	Anamosa, IA	\$282,835.20
Pirc-Tobin Construction, Inc.	Alburnett, IA	\$300,869.64
Peterson Contractors, Inc.	Reinbeck, IA	\$324,209.35
Minturn, Inc.	Brooklyn, IA	\$391,004.00
Bowker Mechanical Contractors, LLC	Cedar Rapids, IA	\$441,989.15

Action/Recommendation: Noted on attached bid report.

Alternative Recommendation:

Time Sensitivity: Medium

Resolution Date: December 5, 2023

Budget Information: 307249

Local Preference Policy: No

Explanation: Public Improvement Project

Recommended by Council Committee: No
Explanation: NA



December 5, 2023

TO: City Council, City of Cedar Rapids

RE: Report on bids as read for Nixon Park Pedestrian Bridge Replacement project,
RFB #PUR1023-104; 307249

Bids were received on November 29, 2023 for the Nixon Park Pedestrian Bridge Replacement project as follows:

Company Name	Location	Price
Eastern Iowa Excavating & Concrete, LLC	Cascade, IA	\$249,920.00
McComas-Lacina Construction LC	Iowa City, IA	\$272,674.53
Midwest Concrete, Inc.	Peosta, IA	\$274,670.05
Boulder Contracting, LLC	Grundy Center, IA	\$272,351.64
Boomerang Corp	Anamosa, IA	\$282,835.20
Pirc-Tobin Construction, Inc.	Alburnett, IA	\$300,869.64
Peterson Contractors, Inc.	Reinbeck, IA	\$324,209.35
Minturn, Inc.	Brooklyn, IA	\$391,004.00
Bowker Mechanical Contractors, LLC	Cedar Rapids, IA	\$441,989.15

The department budget for this work is \$260,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

Sincerely,

Heather Mell
Purchasing Agent

cc: Steve Krug



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Brenna Fall, PE

Director: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: REGULAR AGENDA

Report on bids and resolution awarding and approving contract in the amount of \$949,309.95, bond and insurance of Boomerang Corp. for the Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements project (estimated cost is \$1,110,000). (Brenna Fall).
CIP/DID #327003-02

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

Background:

Boomerang Corp., Anamosa, IA	\$949,309.95
Rathje Construction Co., Marion, IA	\$1,059,240.66
Peterson Contractors, Inc., Reinbeck, IA	\$1,125,904.80

Boomerang Corp. submitted the lowest of the bids received on November 22, 2023 for the Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements project. The bid is within the approved budget. Construction work is expected to begin this spring and anticipated to be completed within 90 working days.

Action/Recommendation: The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$949,309.95, bond and insurance of Boomerang Corp. for Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements project.

Alternative Recommendation: 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 December 5, 2023 may require re-bidding and affect the construction schedule for the improvements.

Resolution Date: December 5, 2023

Budget Information: 327/327000/327003, NA

Local Preference Policy: NA

Explanation: NA

Recommended by Council Committee: NA

Explanation: NA



November 22, 2023

City Council
City of Cedar Rapids

RE: Report on bids as read for the Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements, Contract Number 327003-02

Dear City Council:

Bids were received on November 22, 2023 for the Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements project as follows:

Boomerang Corp., Anamosa, IA	\$949,309.95
Rathje Construction Co., Marion, IA	\$1,059,240.66
Peterson Contractors, Inc., Reinbeck, IA	\$1,125,904.80

The engineers cost opinion for this work is \$1,110,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

Sincerely,

THE CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT

A handwritten signature in blue ink that reads "Brenna Fall".

Brenna Fall, PE
Assistant Public Works Director - Engineering

BF/shh

cc: Bob Hammond, Public Works Director
Ken DeKeyser, PE, PTOE, CFM, City Engineer

RESOLUTION NO. LEG_NUM_TAG

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on November 7, 2023 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 Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements (Contract No. 327003-02) 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 November 11, 2023 pursuant to which a public hearing was held on November 21, 2023, and

WHEREAS, the following bids were received, opened and announced on November 22, 2023 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 December 5, 2023:

Boomerang Corp., Anamosa, IA	\$949,309.95
Rathje Construction Co., Marion, IA	\$1,059,240.66
Peterson Contractors, Inc., Reinbeck, IA	\$1,125,904.80

WHEREAS, general ledger coding for this public improvement shall be as follows:

\$949,309.95	327-327000-32785-327003
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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. Boomerang Corp. 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 Boomerang Corp. is hereby accepted and the contract for this 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.

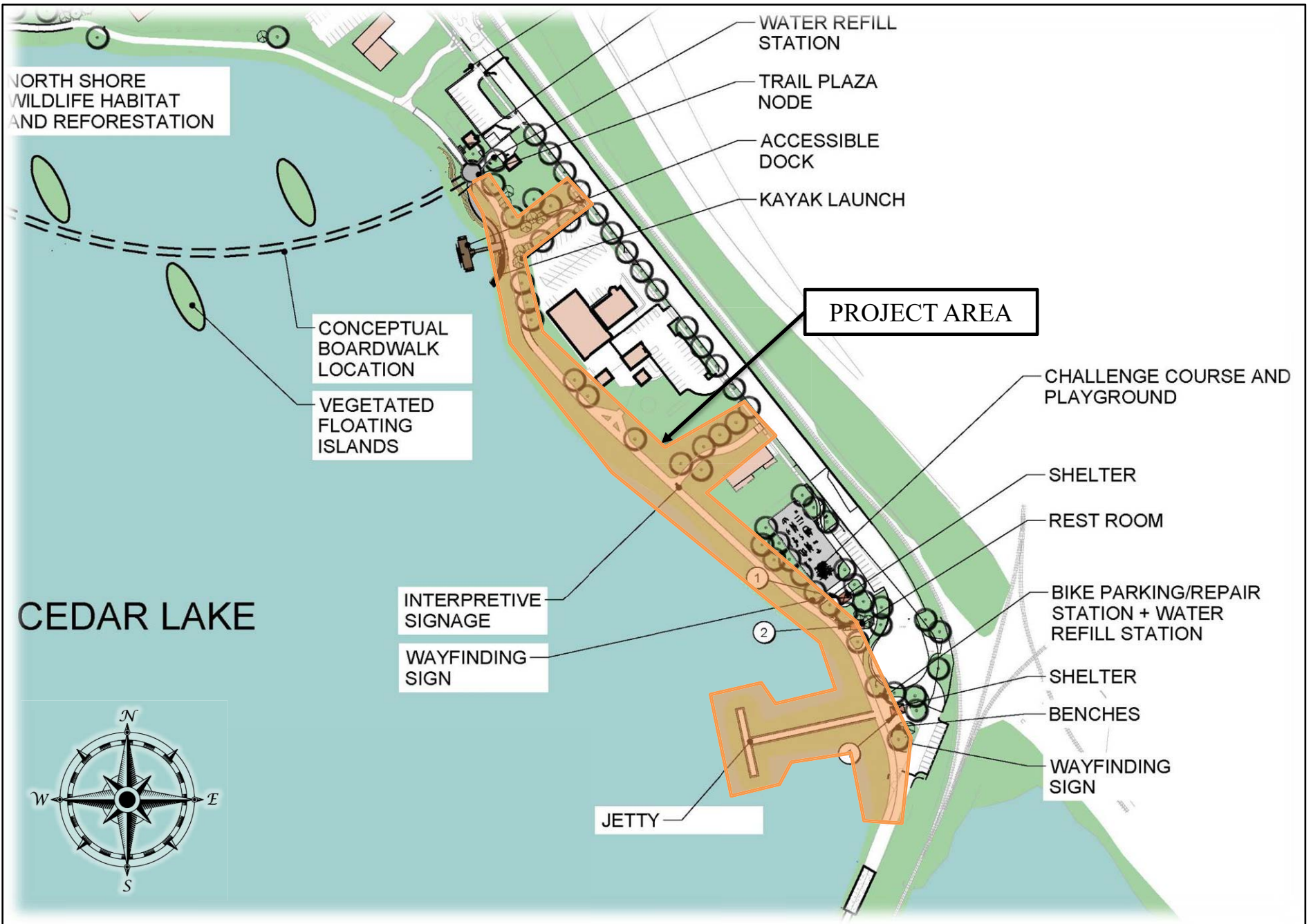
PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



CEDAR LAKE AMENITIES BID PACKAGE 1: TRAIL, SHORELINE, AND LAKE IMPROVEMENTS



Council Agenda Item Cover Sheet

Submitting Department: Public Works

Presenter at meeting: Ben Worrell, P.E.

Director: Bob Hammond

Cell Phone Number: 319-440-1005

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

Description of Agenda Item: REGULAR AGENDA

Report on bids and resolution awarding and approving contract in the amount of \$173,750, bond and insurance of Boomerang Corp. for the FY 2024 Tree and Vegetation Removal project (estimated cost is \$260,000). (Ben Worrell) **(Paving for Progress)**.

CIP/DID #301990-31

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

Background:

Boomerang Corp., Anamosa, IA	\$173,750.00
TLC Construction & Tree Service, L.L.C., Fort Dodge, IA	\$174,877.00
Brown's Tree Service, LLC, Fairfield, IA	\$196,892.90
Chris Jones Trucking, West Branch, IA	\$206,628.90
Rathje Construction Co., Marion, IA	\$214,929.00
Johnston Stump Grinding LLC, Blakesburg, IA	\$216,583.00

Boomerang Corp. submitted the lowest of the bids received on November 29, 2023 for the FY 2024 Tree and Vegetation Removal project. The bid is within the approved budget. Construction work is expected to begin this winter and anticipated to be completed by March 29, 2024.

Action/Recommendation: The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$173,750, bond and insurance of Boomerang Corp. for FY 2024 Tree and Vegetation Removal project.

Alternative Recommendation: 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 December 5, 2023 may require re-bidding and affect the construction schedule for the improvements.

Resolution Date: December 5, 2023

Budget Information: 301/301000/301990, NA

Local Preference Policy: NA
Explanation: NA

Recommended by Council Committee: NA
Explanation: NA



November 29, 2023

City Council
City of Cedar Rapids

RE: Report on bids as read for the FY 2024 Tree and Vegetation Removal project
Contract Number 301990-31

Dear City Council:

Bids were received on November 29, 2023 for the FY 2024 Tree and Vegetation Removal project as follows:

Boomerang Corp., Anamosa, IA	\$173,750.00
TLC Construction & Tree Service, L.L.C., Fort Dodge, IA	\$174,877.00
Brown's Tree Service, LLC, Fairfield, IA	\$196,892.90
Chris Jones Trucking, West Branch, IA	\$206,628.90
Rathje Construction Co., Marion, IA	\$214,929.00
Johnston Stump Grinding LLC, Blakesburg, IA	\$216,583.00

The engineers cost opinion for this work is \$260,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

Sincerely,

THE CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT

A handwritten signature in blue ink that reads "Ashley Cobert".

Ashley Cobert
Civil Engineer II

AAC/dso

cc: Bob Hammond, Public Works Director
Ken DeKeyser, PE, PTOE, CFM, City Engineer

RESOLUTION NO. LEG_NUM_TAG

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on November 7, 2023 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 FY 2024 Tree and Vegetation Removal (Contract No. 301990-31) 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 November 11, 2023 pursuant to which a public hearing was held on November 21, 2023, and

WHEREAS, the following bids were received, opened and announced on November 29, 2023 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 December 5, 2023:

Boomerang Corp., Anamosa, IA	\$173,750.00
TLC Construction & Tree Service, L.L.C., Fort Dodge, IA	\$174,877.00
Brown's Tree Service, LLC, Fairfield, IA	\$196,892.90
Chris Jones Trucking, West Branch, IA	\$206,628.90
Rathje Construction Co., Marion, IA	\$214,929.00
Johnston Stump Grinding LLC, Blakesburg, IA	\$216,583.00

WHEREAS, general ledger coding for this public improvement shall be as follows:

\$341.40	301-301000-30185-301994
\$1,041.60	301-301000-30185-301046
\$1,405.90	301-301000-301948
\$4,615.50	301-301000-30185-301964
\$3,861.30	325-325000-32585-325072
\$32,408.40	301-301000-7970-3012336
\$46,503.40	327-327000-327003
\$16,816.20	331-331100-7972-3311551
\$8,512.80	301-301000-30185-3018027
\$58,243.50	307-307000-307258

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. Boomerang Corp. 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 Boomerang Corp. is hereby accepted and the contract for this 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.

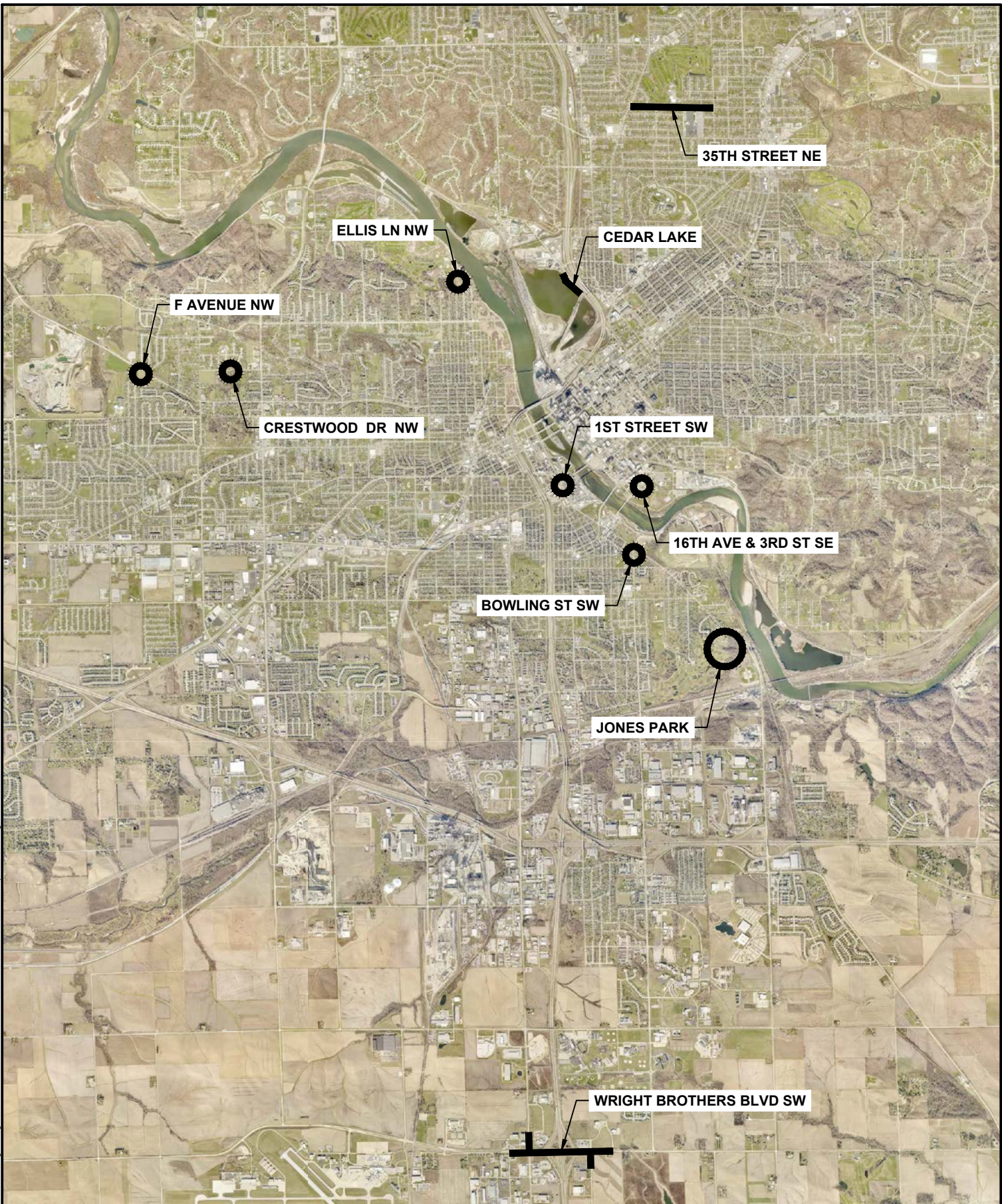
PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

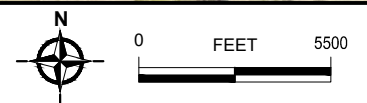
ClerkSignature



Cadd File Name: W:\PROJECTS\Drawing for Progress\PROJECTS\301990-31_Tree Removal\FY2024\CAOD FILES\Council Map_301990-31.dwg



**FY 2024 TREE AND VEGETATION
REMOVAL PROJECT**





Council Agenda Item Cover Sheet

Submitting Department: Community Development

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

Presenter at Meeting: Jennifer Pratt

Description of Agenda Item: REGULAR AGENDA

Presentation and Resolution adopting the Downtown Vision and Action Plan and incorporating it into EnvisionCR (Jennifer Pratt and Brad Segal, PUMA).

a. Resolution adopting the Downtown Vision and Action Plan and incorporating it into EnvisionCR. CIP/DID #CD-0092-2023

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

Background: In early 2023, the City of Cedar Rapids reached out to the Cedar Rapids Metro Economic Alliance and the Downtown Self-Supported Municipal Improvement District (SSMID) to encourage an update to the Downtown Vision Plan. With the impacts of the pandemic and changes occurring with the construction of the Flood Control System, it was an opportunity to revisit the vision for the community's downtown. The Vision and Action Plan was also sponsored by 2001 Development Corporation and in partnership with Linn County. The Cedar Rapids Downtown Vision & Action Plan will help guide the growth and development of Downtown over the next five years.

Cedar Rapids has a strong history of creating, implementing, and regularly updating a vision for Downtown. The 2007 Downtown Vision Plan directly informed planning efforts following the 2008 Flood that caused catastrophic damage to Downtown and adjacent neighborhoods. The Vision Plan was then updated in 2012 and 2017 to help guide flood recovery projects and public and private investment in Downtown. Most recently, the Covid-19 pandemic forced downtowns throughout the country, including Cedar Rapids, to rethink how they function and respond to new ways that visitors, residents, and employees interact with urban cores.

The Cedar Rapids Downtown Vision & Action Plan builds on past planning efforts while providing anew guiding vision for Downtown over the next five years and a tactical roadmap for achieving it. Downtown had momentum prior to the pandemic, and this planning effort occurs at an opportune time to chart a refreshed course for Downtown, carrying forward many of the initiatives that have not yet been realized from previous planning efforts, while offering a more action-oriented implementation framework looking forward. The full document is attached for reference.

Recommended Action: City staff recommends approval of resolution adopting the Downtown Vision and Action Plan.

Alternative: City Council may table and request additional information.

Time Sensitivity: NA

Meeting Date: December 5, 2023

Budget Information: NA

Local Preference Policy: Not applicable
Explanation:

Recommended by Council Committee: No
Explanation:

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City of Cedar Rapids adopted EnvisionCR, the City's comprehensive plan, on January 27, 2015, and

WHEREAS, EnvisionCR recommends the completion of Area Action Plans as a method to identify actions to improve the quality and identity of neighborhoods, and

WHEREAS, the City has partnered with the Downtown Self-Supported Municipal Improvement District (SSMID) and 2001 Development in previous Downtown Vision Plans (2007, 2012, and 2017), and

WHEREAS, using public feedback, a new plan was created to address issues and opportunities to encourage the continued growth and vibrancy of the Downtown SSMID, and

WHEREAS, the Downtown Vision and Action Plan, including its recommendations and initiatives, shall be considered a part of EnvisionCR, and

WHEREAS, those recommendations of the plan shall be reviewed annually along with EnvisionCR.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Downtown Vision and Action Plan is adopted and incorporated into EnvisionCR.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature



CEDAR RAPIDS DOWNTOWN

**VISION &
ACTION PLAN**

2023

ACKNOWLEDGEMENTS

It is with gratitude that we express thanks to the over 1,600 individuals, groups, institutions, organizations, City staff, and appointed/elected officials who helped inform the development of the Cedar Rapids Downtown Vision and Action Plan. The plan was funded through a partnership between the City of Cedar Rapids, the Cedar Rapids Metro Economic Alliance, the Downtown Self-Supported Municipal Improvement District (SSMID), Linn County, and the 2001 Development Corporation.

A special thanks to the project **Working Group**:

Mayor Tiffany O'Donnell, City of Cedar Rapids
Doug Neumann, Cedar Rapids Metro Economic Alliance
Nikki Wilcox, Cedar Rapids Metro Economic Alliance
Jennifer Pratt, City of Cedar Rapids
Caleb Mason, City of Cedar Rapids
James Klein, Downtown SSMID Commission
Jon Dusek, Downtown SSMID Commission
Tom Aller, 2001 Development Corporation
Louis Zumbach, Linn County Supervisor
Brianne Cummins, UFG Insurance

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EXECUTIVE SUMMARY

OVERVIEW & PLAN PURPOSE

In early 2023, the City of Cedar Rapids, the Cedar Rapids Metro Economic Alliance, the Downtown Self-Supported Municipal Improvement District (SSMID), in partnership with Linn County and the 2001 Development Corporation, sponsored the Cedar Rapids Downtown Vision & Action Plan to help guide the growth and development of Downtown over the next five years.

Cedar Rapids has a strong history of creating, implementing, and regularly updating a vision for Downtown. The 2007 Downtown Vision Plan

directly informed planning efforts following the 2008 flood that caused catastrophic damage to Downtown and adjacent neighborhoods. The Vision Plan was then updated in 2012 and 2017 to help guide flood recovery projects and public and private investment in Downtown. Most recently, the Covid-19 pandemic forced downtowns throughout the country, including Cedar Rapids, to rethink how they function and respond to new ways that visitors, residents, and employees interact with urban cores.

The Cedar Rapids Downtown Vision & Action Plan builds on past planning efforts while providing a new guiding vision for Downtown over the next five years and a tactical roadmap for achieving it. Downtown had momentum prior to the pandemic, and this planning effort occurs at an opportune time to chart a refreshed course for Downtown, carrying forward many of the initiatives that have not yet been realized from previous planning efforts, while offering a more action-oriented implementation framework looking forward.

PROCESS OVERVIEW

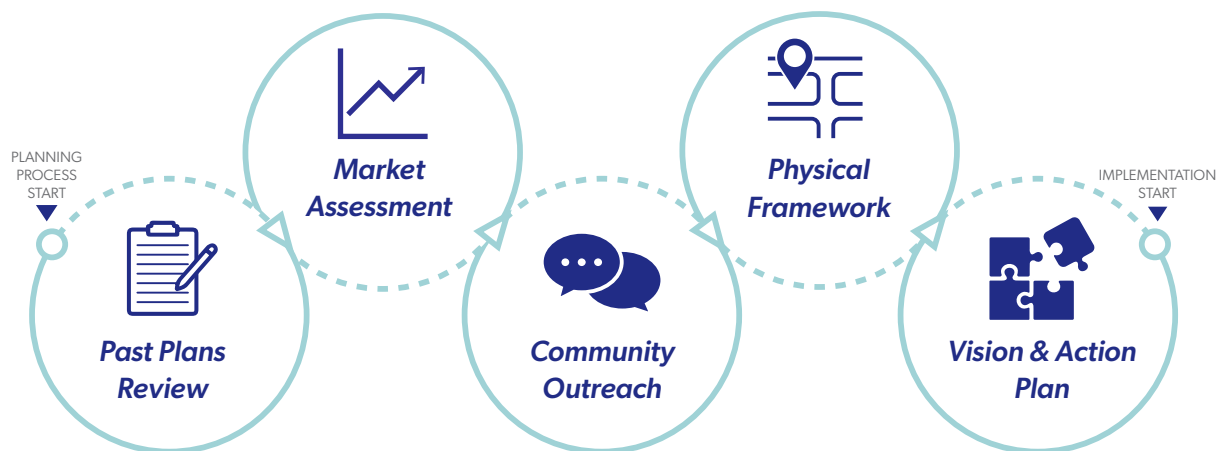
The Cedar Rapids Downtown Vision & Action Plan process included the following components:

- 1. Review and analysis of prior plans:** To understand recent planning efforts that impact Downtown Cedar Rapids and adjacent areas, a thorough review of 15 existing plans was conducted to ensure this process builds upon such efforts.
- 2. Extensive community engagement:** To understand Downtown's strengths and challenges, and to identify community priorities for the next five years, extensive engagement included more than 1,600 inputs from Downtown stakeholders, civic partners, City officials, SSMID board members, and the community-at-large.
- 3. Completion of a market assessment:** To analyze existing conditions, the plan includes a market assessment that identifies strengths,

challenges, and opportunities within four market sectors: Live, Work, Shop & Dine, and Visit & Stay.

- 4. A refreshed vision and roadmap for implementation:** The Vision & Action Plan lays out a vision for Downtown over the next five years that is supported by a physical

framework, goals, strategies, catalytic projects, and tactics to guide Downtown Cedar Rapids' evolution and provide actionable steps to achieve the community's vision.



COMMUNITY OUTREACH SUMMARY

Stakeholder engagement was key in developing and prioritizing the recommendations laid out in this plan. **More than 1,600 inputs** were gathered throughout the planning process in various formats, including interviews with Downtown stakeholders and influencers, roundtable meetings organized by topic area and geography, a community-wide online survey, a pop-up at Downtown’s first Blues Night, and open house meetings where draft recommendations were presented for feedback. The process was guided by regular touchpoints and workshops with a Working Group comprised of representatives from the civic partners that sponsored the plan and Downtown influencers.

During the initial phases of the Vision & Action Plan process, Downtown stakeholders were asked to identify Downtown’s strengths and weaknesses, and to brainstorm improvements for Downtown moving forward in roundtable meetings and during individual interviews.

Strengths

- Compact and walkable
- Ample parking
- Growing residential population
- Restaurants, bars, and expanding variety of entertainment venues
- Pro-growth environment with significant new development and redevelopment in Downtown and adjacent districts
- Extensive trail system, parks, and civic and cultural amenities

Challenges

- Gaps in retail, services (grocery, pharmacy)
- Lack of diverse event programming and kid-friendly destinations
- Limited mobility options
- Disruptions caused by the Union Pacific Railroad
- Too few hotel options
- Slow return of employees to offices following the pandemic
- Concerns with public safety

Improvement Priorities

- Bolster the storefront economy
- Enhance the physical environment
- Program and activate Downtown public spaces
- Improve mobility and connectivity
- Ensure Downtown is clean, safe, and welcoming

ONLINE SURVEY

The community-wide **online survey collected 1,414 responses**, a majority representing Cedar Rapids residents and Downtown employees. Respondents’ top physical improvement priorities for Downtown Cedar Rapids are:

- **Embrace the Cedar River in the physical environment (25%)**
- **Redevelop/repurpose vacant buildings and lots (19%)**
- **Improve the parking experience (14%)**

Respondents’ top service or program priorities for Downtown Cedar Rapids are:

- **Continue diversifying restaurant and bar offerings (19%)**
- **Provide more services to the unhoused population (19%)**
- **Create more family and kid-friendly features and places (11%)**



MARKET ASSESSMENT FINDINGS

To understand existing conditions in Downtown, a market assessment was conducted to examine Downtown through the lens of four main topic areas: Live, Work, Shop & Dine, and Visit & Stay was conducted. Identifying Downtown's market opportunities and challenges then informed development of the plan's vision, physical framework, and recommendations.

LIVE

- New multi-family residential construction could nearly double the population of Downtown and the Primary Market Area over the next several years, as residential development projects under construction or planned could yield over 800 new residential units within the next several years.
- Housing will continue to be a strong market for Downtown moving forward. In line with national trends, there will likely be additional demand for more downtown housing options at all price points.
- Compared to peer markets, Cedar Rapids offers more attainable housing for first-time homebuyers. This may help with attracting a talented workforce, particularly as younger, educated households are being priced out of larger cities and peer markets.

60%

of survey participants indicated they would consider living Downtown, and a majority prefer ownership options (condominiums or townhouses)

SHOP & DINE

- Many of the newer, successful street-level businesses that have emerged Downtown are restaurants and bars, particularly innovative concepts led by local entrepreneurs.
- Broadening the variety of restaurant and dining experiences is a key market opportunity.
- Downtown's business composition could better serve and reflect the racial, ethnic, and cultural diversity of the city and region. Supporting new business opportunities for underrepresented groups could help meet market demand while increasing cultural belonging, economic prosperity, and storefront activation.
- As Downtown's residential population base grows over the next decade, there will be market opportunities for more neighborhood-serving retail and service-based businesses.

70%

of survey participants stated the top reason they come Downtown is for restaurants, bars, food trucks, and coffee shops.

WORK

- While Downtown's employment density is on par with peer cities, there are opportunities to increase employment density moving forward.
- There are opportunities to convert excess conventional office space to other uses, such as coworking and flex office space and housing.
- There could be potential to expand on Downtown's niche, small-scale manufacturing cluster by attracting additional manufacturing uses.
- There is an opportunity to preserve and celebrate Downtown Cedar Rapids' agricultural and manufacturing heritage through branding and place enhancements.

VISIT & STAY

- Visitation to Cedar Rapids declined sharply during the onset of the pandemic in 2020 but has since made a full recovery. Hotel-motel tax revenues in 2022 were at a 9-year high.
- There are near-term opportunities for additional hotel and lodging options in Downtown.
- According to community feedback, there may be an opportunity for a mid-sized venue to help expand Downtown's live music niche.
- Downtown and city partners should continue exploring ways to build on the outdoor recreation niche.

KEY TAKEAWAYS

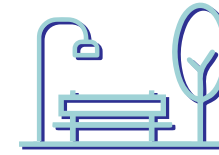
Following extensive community engagement and analysis of market conditions, several key takeaways were identified. The following key takeaways served as a pivot point from existing conditions to recommendations for Downtown looking forward:



Downtown Cedar Rapids has proven to be resilient – rising from the flood and other challenges with an influx of private and public investment.



Embracing the Cedar River remains a clear community priority.



Key catalytic initiatives focused on the public realm are recommended to attract additional private investment, connect key activity areas, and help make Downtown a stronger regional destination.



Downtown has many assets, but needs more consistent activation and reasons to come Downtown for people of all ages.



Moving forward, Downtown should continue to evolve into a mixed-use neighborhood.



To optimize services and support plan implementation, and to align with national best practices, a strengthened public/private downtown management approach is needed.

PHYSICAL FRAMEWORK

An overarching physical framework for Downtown was informed by community outreach and guided by findings from the market assessment, and is intended to guide future development and physical improvements in Downtown over the next five years. The physical framework is comprised of several key elements that serve as the building blocks for the recommendations and actions found in subsequent sections of the Vision & Action Plan:

1. **Public / Entertainment Destinations**

Existing civic and entertainment destinations, such as the Cedar Rapids Public Library, museums, the Convention Complex, the City and Federal government buildings, the Paramount Theater, and Alliant Energy Power House are cultural anchors that currently draw people Downtown, and could be better connected moving forward.

2. **Public Parking Ramps**

Downtown Cedar Rapids is fortunate to have an abundant parking supply. The amount of structured parking in Downtown is a strength,

as it provides a more efficient use of space than surface parking and creates an opportunity for infill development.

3. **Opportunity Sites**

Opportunity sites are areas where redevelopment or new development may occur during the 5-year life cycle of this plan and beyond, as these sites are either currently underutilized, were identified for redevelopment in the previous downtown planning effort, or were identified through outreach with Downtown stakeholders.

4. Manufacturing / Maker Hub

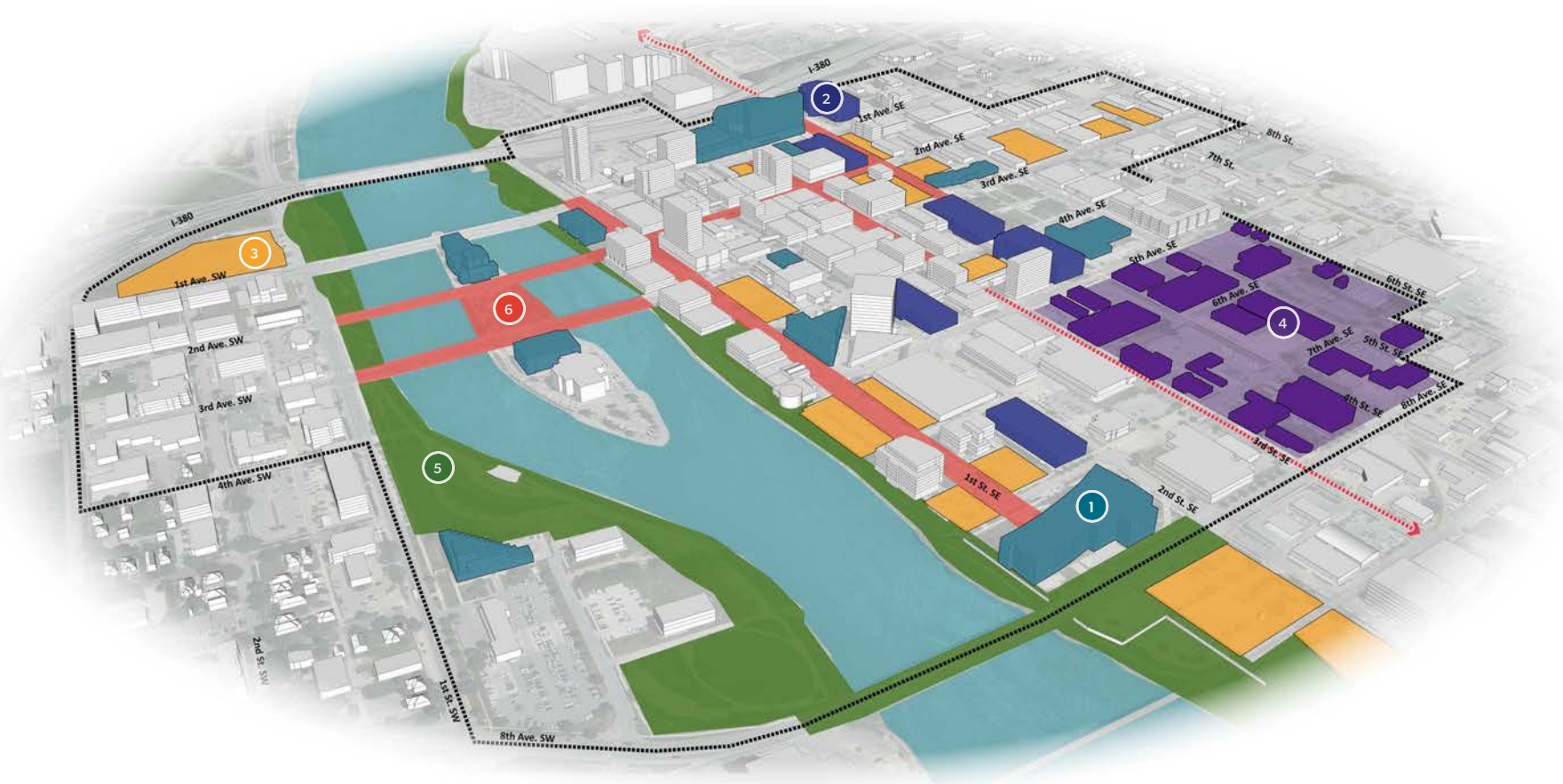
Cedar Rapids' primary industries have long been closely tied to agriculture and manufacturing, with notable large-scale agriculture-based manufacturers adjacent to Downtown and a smaller cluster of niche manufacturing in the area between 8th and 5th Avenues, from 2nd Street to 7th Street. There is an opportunity to build on the community's agriculture and manufacturing heritage moving forward.

5. Flood Recovery Projects

The Cedar River Flood Control System (FCS) Master Plan, created following the 2008 flood, identifies four areas in Downtown where extensive flood control improvements have been implemented, are in the process of being implemented, or are in the planning and design phase. This plan supports continuing the implementation of these efforts.

6. Catalytic Projects

Three catalytic public realm projects are recommended for Downtown over the next five years. These projects build on the elements of the overall physical framework outlined above, and align with the three goals laid out in the next chapter of this plan. If implemented, these projects can have a transformative impact on Downtown by not only creating new amenities and gathering spaces for the Cedar Rapids community and connecting existing amenities.



 SSMID Boundary

 Opportunity Sites

 Flood Recovery Projects

 Public / Entertainment Destinations

 Manufacturing / Maker Hub

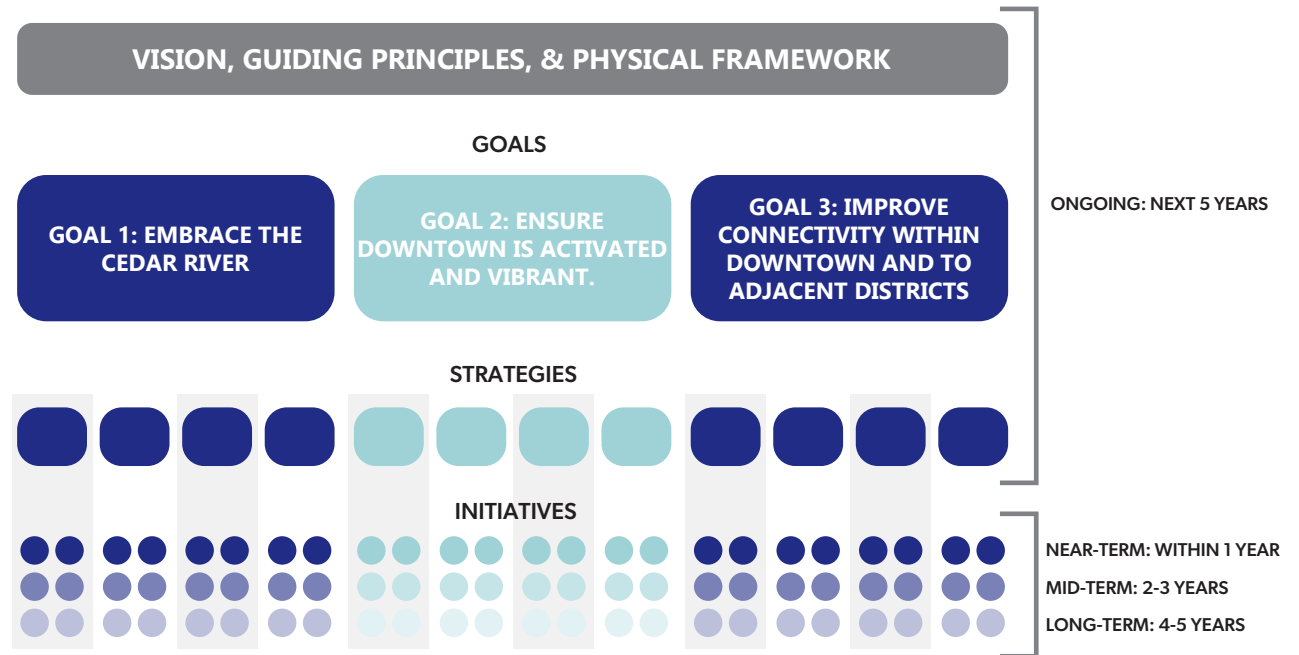
 Catalytic Projects

 Public Parking Ramps

RECOMMENDATIONS

RECOMMENDATIONS STRUCTURE

The Vision & Action Plan recommendations are organized as illustrated by the following diagram. All plan recommendations are guided by a vision, guiding principles, and the physical framework. The plan then lays out three goals that each have corresponding strategies, catalytic projects, and short-, mid-, and long-term initiatives for physical improvements and policies.



VISION & GUIDING PRINCIPLES

Drawing on the input from the community outreach, market assessment and review of prior plans, a vision for Downtown Cedar Rapids was synthesized that forms the basis for subsequent plan recommendations:

Downtown Cedar Rapids is the vibrant hub of the Eastern Iowa region where the past meets the future, entrepreneurship flourishes, diversity is celebrated, and innovation is embraced.

In order to align with the City of Cedar Rapids' Comprehensive Plan, EnvisionCR, the Vision & Action Plan carries forward the guiding principles laid out in EnvisionCR. Recommendations found in the plan are supported by one or more of these guiding principles:

- Achieve a unified vision
- Live healthy
- Strengthen neighborhoods
- Keep business vibrant
- Connect the City
- Embrace the outdoors
- Streamline services

GOALS, STRATEGIES, & CATALYTIC PROJECTS

GOAL 1: EMBRACE THE CEDAR RIVER

Fulfill a top community priority by creating an activated Downtown waterfront and a reimagined Mays Island. Strategies to achieve this goal include:

1. Incorporate the Cedar River in the built environment.
2. Convert the 2nd Avenue Bridge to a flexible festival street in the short-term and a linear park in the long-term.
3. Activate Mays Island.
4. Continue to enhance public spaces adjacent to the Cedar River and support implementation of the Cedar River Flood Control System (FCS).

Catalytic Projects – River Activation Opportunity Sites and Mays Island Activation

River Activation Opportunity Sites: recommendations include encouraging infill development along the Cedar River and ensuring 1st Street East is pedestrian-friendly.

Mays Island Activation: recommendations include converting the 2nd Avenue Bridge into a flexible street, turning Plaza Park into a local and regional destination, and making 3rd Avenue more comfortable for bicyclists and pedestrians, illustrated by the visualization to the right.

Mays Island Activation Opportunities



EXISTING/PLANNED PROJECTS

- ❶ Whitewater Course
- ❷ Tree of Five Seasons Park
- ❸ Kingston Village Redevelopment
- ❹ Flood Recovery Riverfront Trails

2023 PLAN: PROPOSED PROJECTS

- ❶ Veteran's Memorial Building Reuse/Activation
- ❷ Boardwalk/Fishing Area
- ❷ Plaza/Gateway to Plaza Park
- ❸ Iconic Public Art/Gateway
- ❸ 2nd Avenue Festival Bridge and Linear Park
- ❹ 3rd Avenue Bridge Upgrade
- ❹ Flower/Pollinator Garden
- ❺ Flexible Lawn Area
- ❻ Picnic/'Beach' Area

GOAL 2: ENSURE DOWNTOWN IS ACTIVATED AND VIBRANT.

Create a lively and vibrant Downtown that draws people in from across the city on a regular basis. Strategies to achieve this goal include:

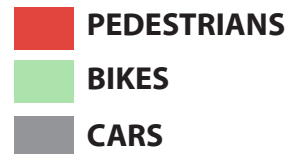
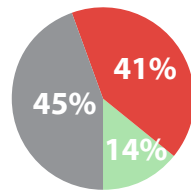
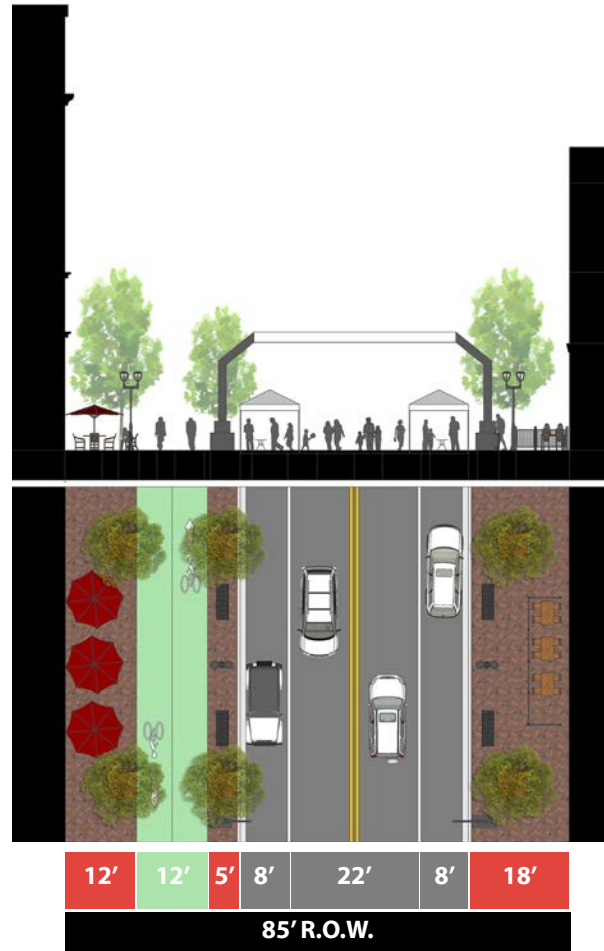
1. Enliven the storefront economy and diversify ground floor offerings.
2. Ensure Downtown is clean, safe, and welcoming.
3. Attract and retain primary jobs in Downtown.
4. Add public art and other physical place enhancements.
5. Provide regular programming in Downtown public spaces.
6. Explore opportunities for infill development, redevelopment, and adaptive reuse of existing spaces.

Catalytic Project – 3rd Street Festival Street

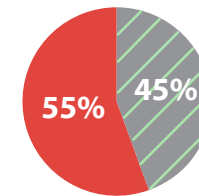
Recommendations include redesigning 3rd Street from 2nd to 4th Avenues as a festival street either by creating a curbless shared street or introducing a cycle track along the north side of the street and moving the primary Cedar Valley Nature Trail connection from the railroad tracks to 3rd Street (from 2nd to 7th Avenues), as illustrated by the diagrams to the right.

3rd Street Festival Street Options

Option 1: Cycle Track



Option 2: Curbless Shared Street



GOAL 3: IMPROVE CONNECTIVITY WITHIN DOWNTOWN AND TO ADJACENT DISTRICTS AND NEIGHBORHOODS.

Encourage greater synergy between Downtown and surrounding districts to create a more consistent and cohesive urban experience.

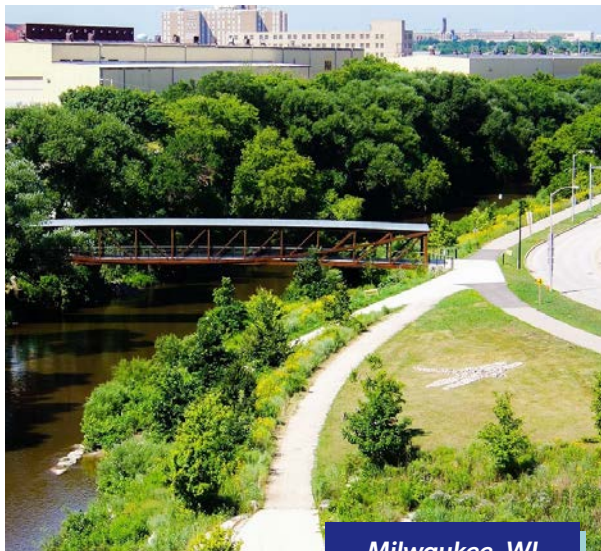
Strategies to achieve this goal include:

1. Ensure Downtown is accessible and easy to navigate by multiple modes of transportation including transit and/or a trolley or circulator, walking/rolling, biking, and driving.
2. Improve physical and economic connections to and synergy with adjacent districts.
3. Enhance the parking experience in Downtown.
4. Build on regional trail network and outdoor recreation scene.
5. Improve wayfinding signage and gateways leading into and out of Downtown.

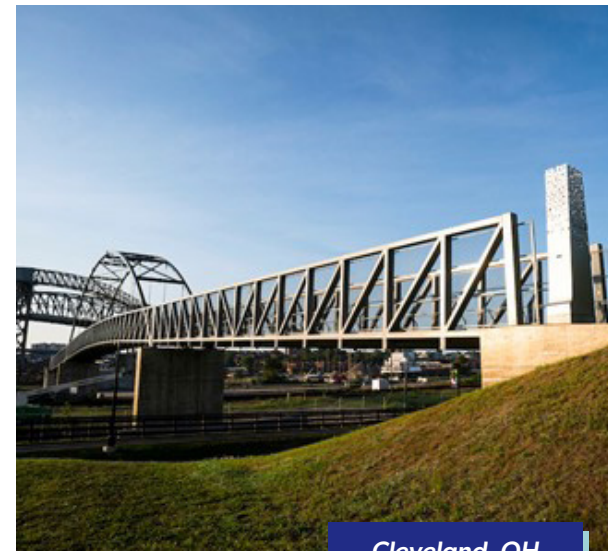
Catalytic Project – Rail to River Connection

Recommendations include building on ConnectCR, creating a safer Cedar Valley Nature Trail connection across the railroad tracks between the Quaker Oats and Cargill facilities, exploring both short-term, tactical solutions and longer-term, larger-scale investments.

Examples of Multi-Use Trail Connections



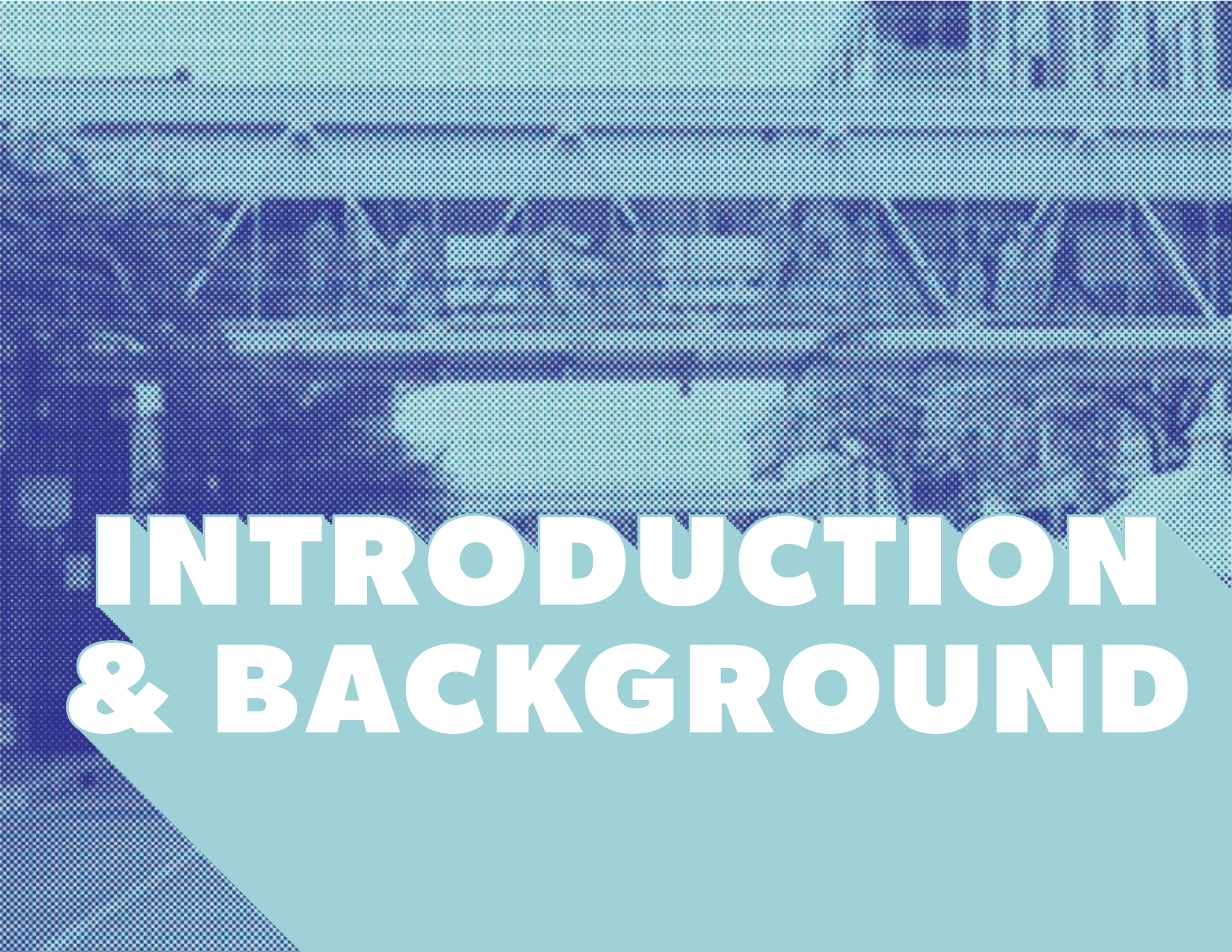
Milwaukee, WI



Cleveland, OH

IMPLEMENTATION

The final section of the plan provides a roadmap to guide investment and decision-making in Downtown Cedar Rapids over the next five years. This section of the plan is comprised of initiatives that are organized by the three plan goals and subsequent strategies. An advisory timeline lays out whether an initiative should begin within one year, in the next two to three years, or in the next four to five years. A lead organization or entity is also identified for each initiative, most of which will be piloted by the City of Cedar Rapids, the SSMID, and/or the Cedar Rapids Metro Economic Alliance. Many initiatives also require support from other civic partners that include public, private, and non-profit organizations in the Cedar Rapids region.



INTRODUCTION & BACKGROUND

PLAN PURPOSE

In early 2023, the Cedar Rapids Metro Economic Alliance (Economic Alliance), the Downtown Self-Supported Municipal Improvement District (SSMID), and the City of Cedar Rapids, in partnership with Linn County and the 2001 Development Corporation, initiated the Cedar Rapids Downtown Vision & Action Plan Update to help guide the growth and development of Downtown for the next five years. This plan is intended to build upon past Downtown planning efforts while providing a refreshed, tactical roadmap for Downtown Cedar Rapids moving forward.

The Cedar Rapids Metro Economic Alliance initiated the first “Vision Cedar Rapids” in 2007 to consolidate priorities from numerous independent studies and create a clear, unified vision for Downtown. The resulting 2007 Vision Plan directly informed the planning efforts in the immediate aftermath of the 2008 flood that caused catastrophic damage to Downtown and adjacent neighborhoods. With the framework

for flood recovery in place, the Vision Plan was updated in 2012 to serve as a guide for project implementation and ongoing flood recovery and mitigation efforts. The Vision Plan was most recently updated in 2017 after many of the 2008 and 2012 recommendations had been implemented. The 2017 version was intended to capitalize on undeveloped impact sites in Downtown, to align efforts and partner institutions working in and around Downtown around a shared vision, and to build on the momentum created by through implementation of prior Downtown Vision Plan recommendations.

The world has changed in the three years since the onset of the Covid-19 pandemic. Downtowns have been forced to rethink how they function and respond to the new way that visitors, residents, and employees interact with urban districts in a post-Covid era. While Downtown Cedar Rapids had momentum prior to the pandemic, and momentum in some market sectors such as housing has continued, now is an opportune

time to chart a refreshed course, carrying forward many of the larger-scale, visionary projects and initiatives that have not yet been realized from previous planning efforts, while offering a more action-oriented implementation framework for Downtown over the next five years. This plan is named the Downtown Cedar Rapids Vision & Action Plan to reflect the tactical nature of many plan recommendations.

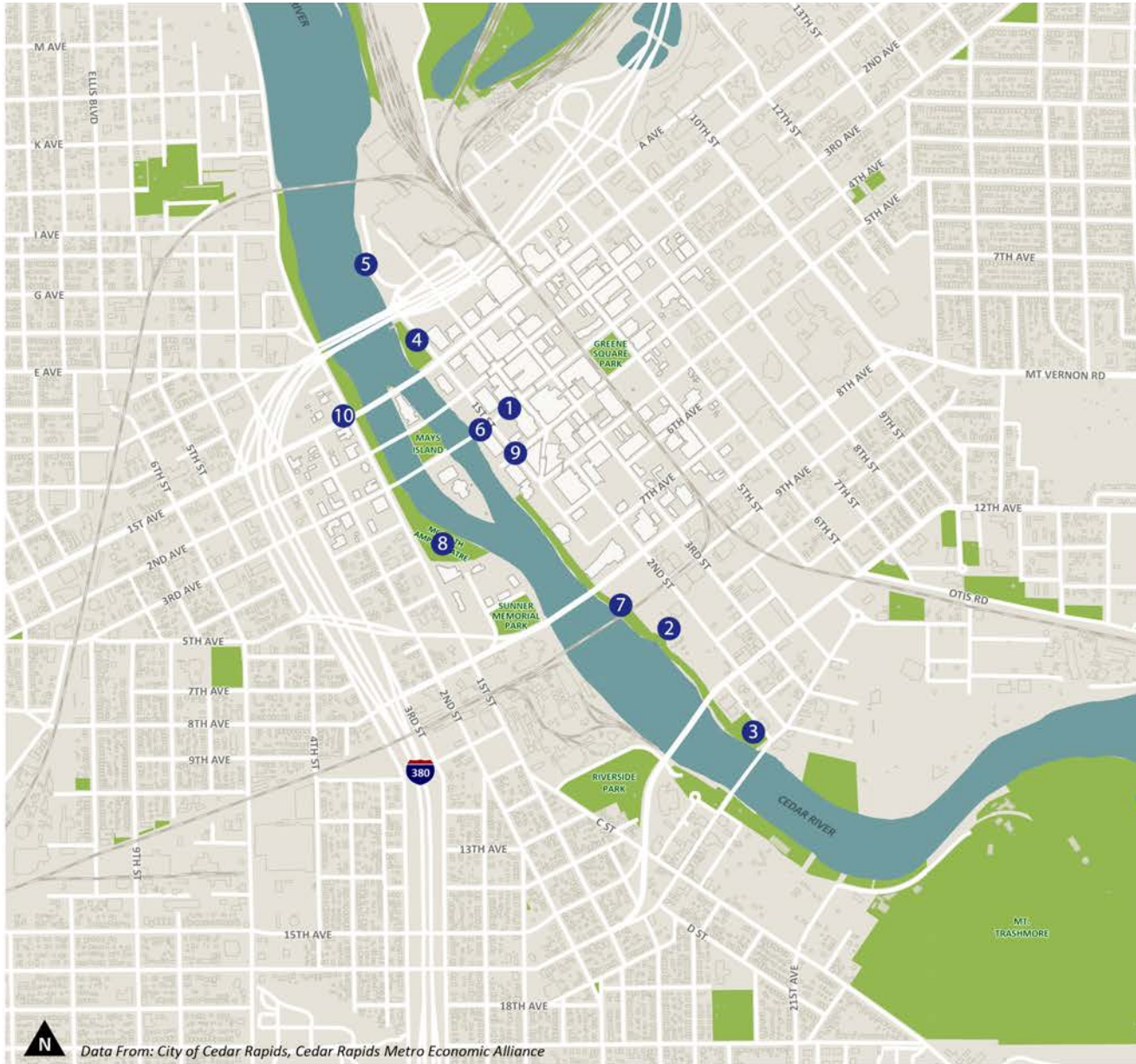
To assist in the Downtown planning process, the Economic Alliance, City, and 2001 Development Corporation conducted a competitive nationwide process to select a consultant and contracted with Progressive Urban Management Associates (P.U.M.A.), a Denver-based real estate economics and planning firm specializing in downtown planning, and StudioSeed, a Denver-based urban design firm with extensive expertise in downtown planning, public space design and activation, land use strategy, and visualization. P.U.M.A. also brought familiarity with Cedar Rapids, having guided strategic planning for the SSMID in 2007.

ACCOMPLISHMENTS SINCE THE 2017 VISION PLAN

Since 2017, Cedar Rapids and the Eastern Iowa region have experienced steady growth and new development and investment. The Cedar Rapids Metro Economic Alliance and the City of Cedar Rapids have been key partners in implementing many of the actions recommended in the 2017 Vision Plan. Both organizations’ role in implementing the Vision Plan has continued to strengthen Downtown Cedar Rapids’ status as a regional economic and civic anchor.

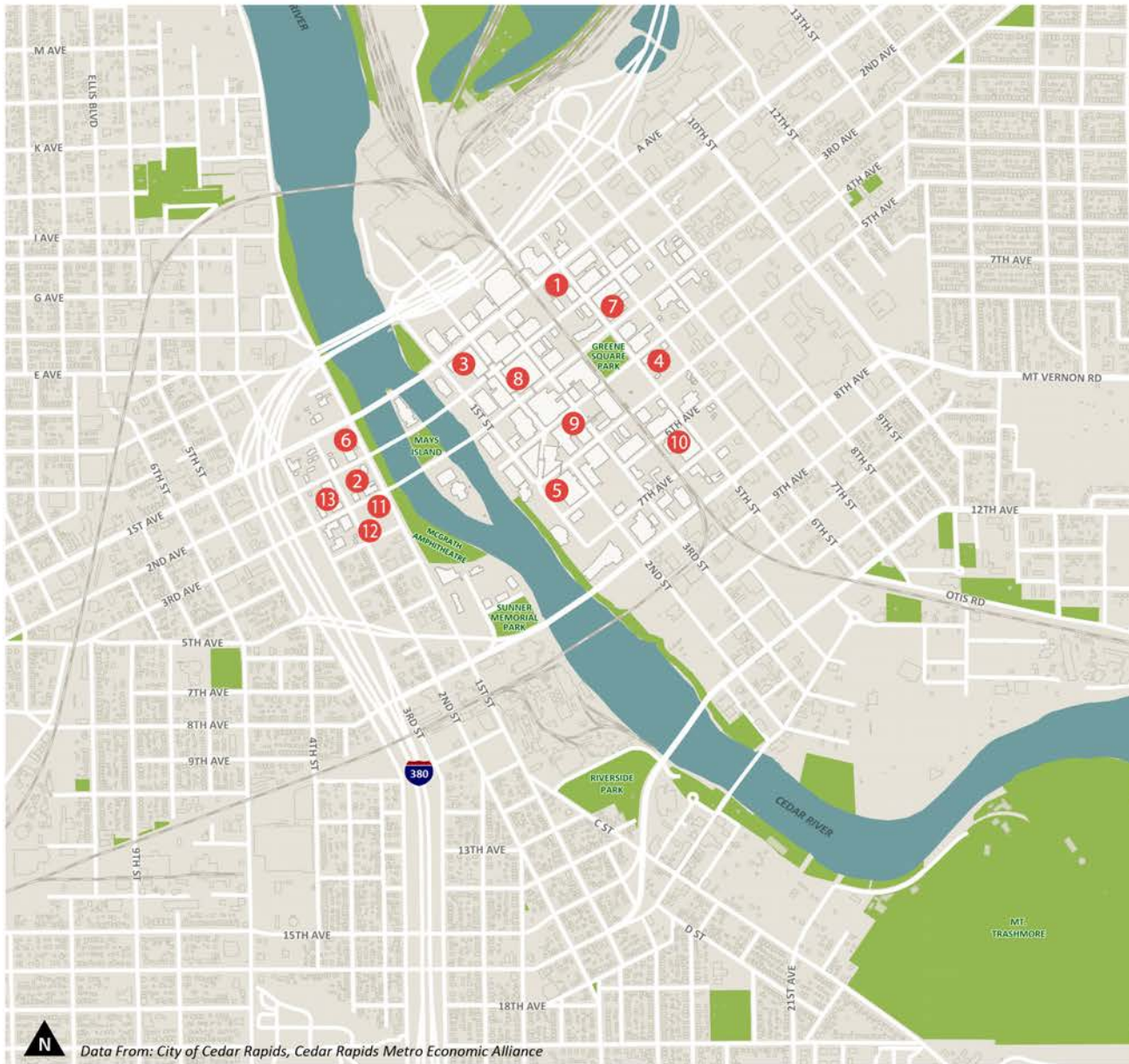
Public investment and private development that has occurred in Downtown is highlighted in the maps on the following pages.

PUBLIC INVESTMENTS SINCE THE 2017 VISION PLAN



- 1 3rd Avenue two-way conversion and bike lanes
- 2 Lot 44 Pump Station
- 3 Sinclair Levee
- 4 1st Street Storm Sewer Improvements
- 5 Quaker Oats Flood Wall
- 6 3rd Avenue SE Floodgate
- 7 Lot 44 Levee
- 8 McGrath Amphitheatre Flood Wall
- 9 1st Street SE Storm Sewer Improvements
- 10 1st Avenue SE Floodgate

PRIVATE DEVELOPMENT SINCE THE 2017 VISION PLAN



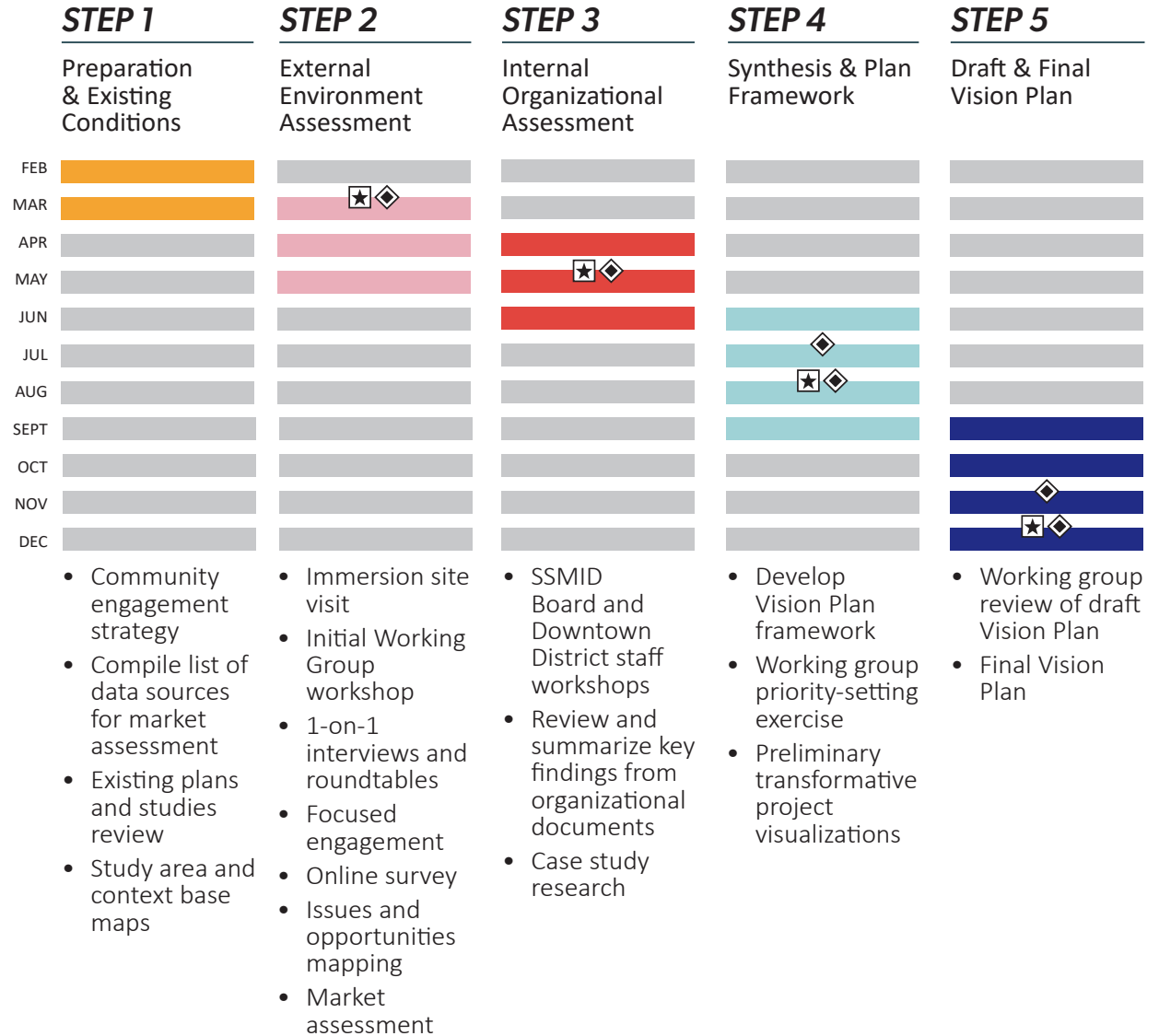
- 1 Skogman Building
- 2 245 Kingston
- 3 UFG Headquarters
- 4 Annex on the Square
- 5 Hatch Development
- 6 1st & 1st West/Kingston Yard
- 7 Old Gazette Building
- 8 Dows Building
- 9 Iowa Building
- 10 Harmac Building
- 11 Kingston Commons
- 12 The Redstone
- 13 Village Lofts

Data From: City of Cedar Rapids, Cedar Rapids Metro Economic Alliance

VISION & ACTION PLAN PROCESS

The P.U.M.A. Team, Cedar Rapids Metro Economic Alliance, SSMID board, City of Cedar Rapids, and 2001 Development Corporation worked collaboratively to complete a Downtown planning process with the following major components:

- Review and analysis of prior plans and studies conducted in Downtown Cedar Rapids over the past 10 years, including an in-depth review of accomplishments since the 2017 Vision Plan and identification of initiatives to carry forward in the 2023 plan;
- Completion of a foundational market assessment including identifying key opportunity areas in Downtown by market sector;
- Extensive community engagement with Downtown stakeholders, civic partners such as the City, SSMID board members, and the community-at-large that included over 1,600 inputs;
- Based upon the preceding analysis and inputs, the plan includes a physical framework, goals, strategies, and catalytic projects, and a detailed implementation plan to guide Downtown Cedar Rapids' evolution the next five years.



★ P.U.M.A. site visit ◆ Working Group meeting

HOW TO USE THIS PLAN

Both public agencies and private sector stakeholders will use this Downtown Vision & Action Plan to guide decisions and actions that affect the form and function of Downtown. The plan provides a basis for citywide decision-making and strengthening Downtown's role as the economic and cultural heart of the region. It educates the general public about Downtown's importance to the larger community and the region. This plan is also intended to become part of EnvisionCR, the City of Cedar Rapids' comprehensive plan, incorporating citywide policy while providing specific guidance around Downtown initiatives.

Chapter 2: Community Engagement summarizes findings from a wide array of community outreach efforts. **More than 1,600 Downtown and Cedar Rapids community members** provided feedback to help identify strengths and challenges in Downtown Cedar Rapids today and priorities moving forward. Additional detail on the methods used to engage the community, key themes from stakeholder engagement, and findings from the online survey can be found in this chapter. A full analysis of online survey results, including cross-tabulations by various demographics, can be found in Appendix B.

Chapter 3: Market includes key findings from an extensive analysis of market conditions, while the full market assessment document can be found in Appendix C. This assessment has a wide range of data inputs, including primary and secondary sources, that offer a snapshot of existing market conditions in Cedar Rapids, a Primary Market Area, and Downtown, as well as comparisons with downtowns in peer cities. The market assessment provides an overview of four market segments, including Live (residential), Work (office,

manufacturing, and other primary employment), Shop & Dine (retail and restaurants) and Visit & Stay (hospitality, tourism, and recreation). This market assessment is intended to provide baseline data, before and after the beginning of the Covid disruption when possible, which will inform the community as the transition past the pandemic continues.

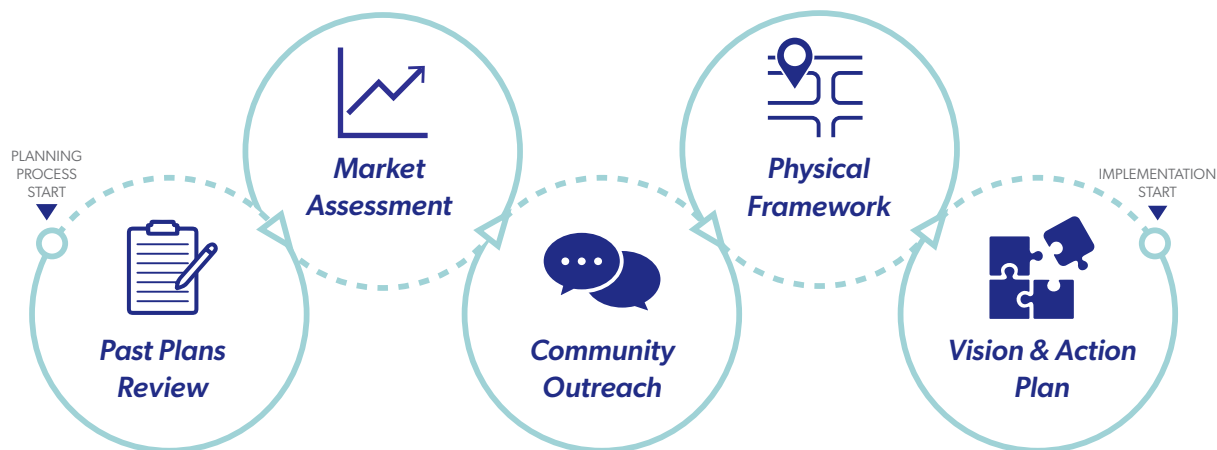
The findings from the market assessment and community engagement process were synthesized into **Chapter 4: Key Takeaways**, which serves as a pivot point into Vision & Action Plan recommendations.

Informed by community outreach and an in-depth analysis of market conditions, **Chapter 5: Physical Framework** provides an overarching guide for future development, investment, and public realm improvements for Downtown. This section explores opportunities to improve connectivity

within Downtown and to adjacent districts, identifies opportunity sites for potential infill development and new public realm amenities, and provides an overview of catalytic projects that can have transformative impacts on Downtown.

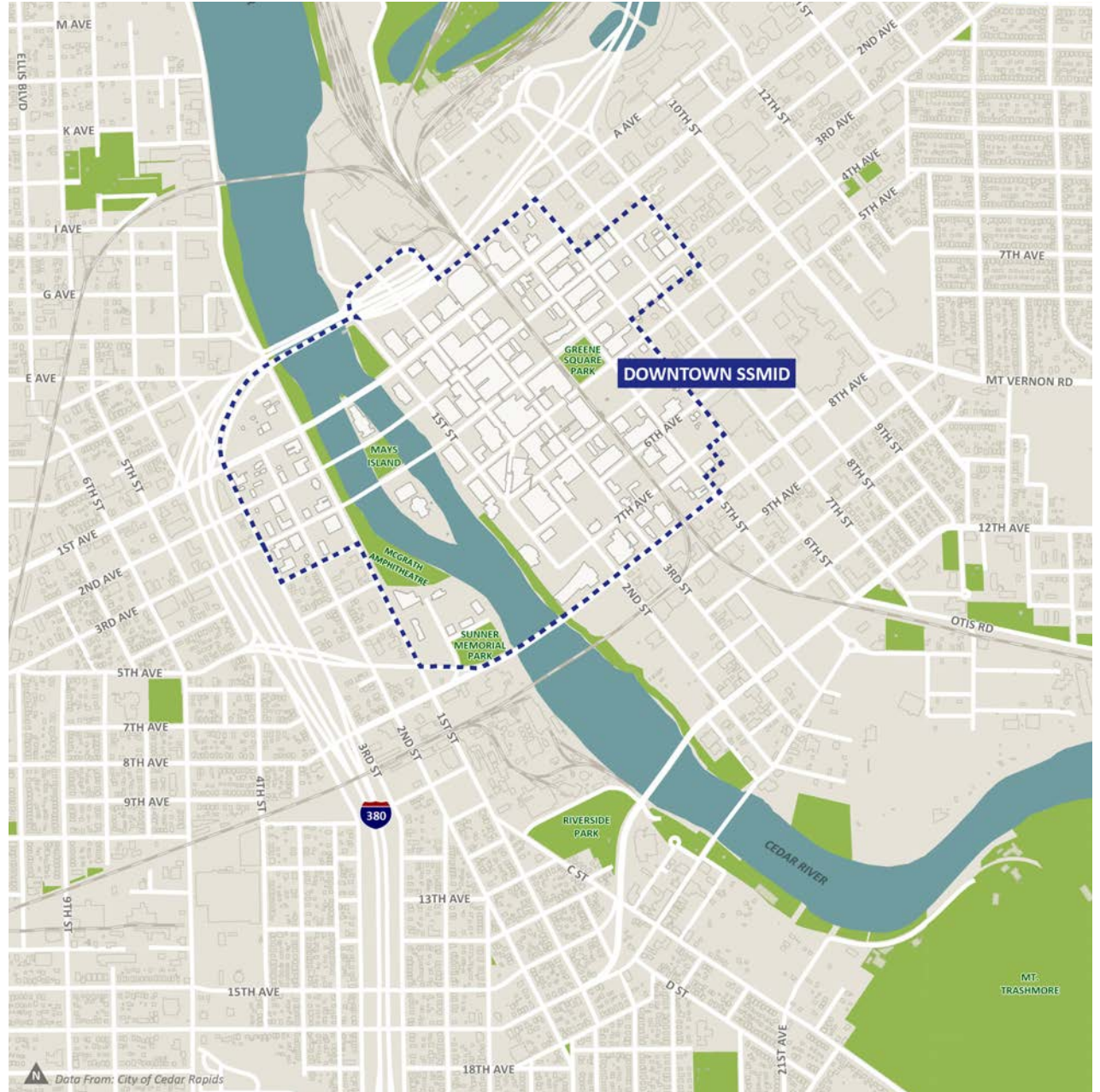
Chapter 6: Recommendations lays out the three primary goals of this Downtown Vision & Action Plan, identifies strategies for each goal, and provides detail about each of the catalytic projects previewed in Chapter 5.

The final chapter of the plan, **Chapter 7: Implementation**, provides detailed policy and physical improvement recommendations organized by the three plan goals. To align with EnvisionCR, this plan follows the same implementation framework, identifying a recommended schedule and lead and support roles for each action.



DOWNTOWN STUDY AREA

The study area for the Vision & Action Plan is defined as the Downtown SSMID boundary, depicted in the map to the right. This area is the historic central business district of Cedar Rapids, and is characterized by office buildings, entertainment venues, the Cedar Rapids Convention Complex, storefront retail, restaurants, services, and, increasingly over the last several years, multi-family housing. The Downtown area is roughly bounded by Interstate 380 to the north and northwest, 6th Street to the northeast, 8th Avenue to the southeast, and 1st Street to the west.



ADJACENT DISTRICTS

While the primary focus of this Vision & Action Plan is the Downtown SSMID area, a key component of this plan is how the Downtown relates physically and economically to the adjacent districts that comprise the urban core of Cedar Rapids: Kingston Village, MedQ, New Bohemia, and Czech Village. Kingston Village partially overlaps with the Downtown SSMID area, but is considered a separate neighborhood. The MedQ District is a separate SSMID and abuts the Downtown SSMID to the northeast. New Bohemia and Czech Village are separate neighborhoods, but together form the Czech Village-New Bohemia SSMID and bound the Downtown SSMID to the northwest. Each of these areas has its own unique character, and their adjacency to and synergy with the Downtown core warrant exploration in this plan. Notable characteristics in each district include:

- **Kingston Village** – new multi-family housing (apartments and condos), restaurants, some retail east of I-380, new development that will include a brewery, hotel, multi-housing, and a pickleball facility at 1st and 1st, single-family housing with some retail and services west of I-380
- **MedQ District** – primarily medical uses, including hospitals, clinics, and related services
- **New Bohemia** – new and adaptively reused multi-family housing, boutique retail and services, restaurants, NewBo City Market
- **Czech Village** – eclectic mix of restaurants, bars, boutique retail, adjacent to Mount Trashmore recreation area



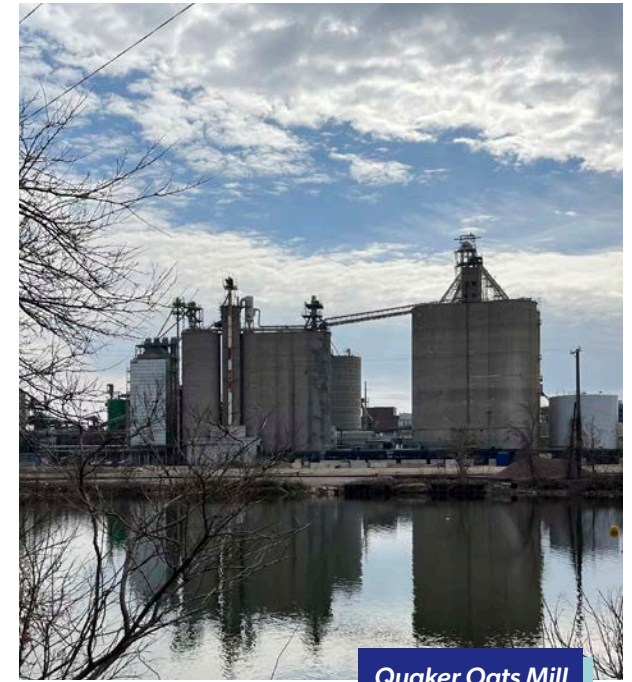
DOWNTOWN HISTORY & CONTEXT

HISTORY OF CEDAR RAPIDS

Beginning more than 11,000 years ago,¹ many of the original inhabitants of the area now called Iowa began developing into an agricultural society known as the Oneota, who the modern-day loway tribe likely descended from. The state of Iowa was named for this tribe of hunters and farmers.² As the colonial United States spread west and the 1803 Louisiana Purchase occurred, many native populations were pushed into Iowa territory, including the Sauk and Fox, resulting in intertribal conflict over scarce hunting resources. Starting in 1836, a series of treaties forced these tribes out of Iowa and onto a reservation in Kansas.³ The Sauk and Fox were the people settled in present day Cedar Rapids when the first settlers arrived in 1838.⁴

Cedar Rapids was first surveyed in 1841 as Rapids City before it was incorporated in 1849 as a settlement of around 300 people. In 1870, after consolidating with the town of Kingston on the west bank of the Cedar River, Rapid City was renamed Cedar Rapids.⁵ During this same period, city leaders incorporated Mays Island into Cedar Rapids as the civic heart of the community to unify Kingston with the rest of the city. The island eventually hosted City Hall, the Chamber of Commerce, the National Guard Armory, the Linn County Courthouse, the U.S. Post Office, and the county jail.⁵

Cedar Rapids' growth over time was largely shaped by industry and agriculture. The modern-day city may not exist without George Greene, one of its founders, constructing the first mill race on the Cedar River that powered several mills. The City of Cedar Rapids subsequently became a major railroad hub for the Midwest which helped to establish an agricultural industry that used the rail to connect to distant markets.⁵ In 1871, Sinclair established a meatpacking house between 4th and 5th Avenues in Downtown, which attracted a large Czech immigrant population. Czech immigration increased when Sinclair opened a new plant that spurred the development of housing in what would eventually become the New Bohemia neighborhood.⁶ The new plant remained in operation until 1990. Additionally, Quaker Oats operates the world's largest cereal plant, built in 1873, that currently employs around 1,000 people.⁷ To expand agriculture and industry over time, several dams have been created on the Cedar River, including the construction of a concrete dam in 1918 for the Quaker Oats Mill that would later become the existing 5-1 Dam.⁵



Quaker Oats Mill

HISTORY OF DOWNTOWN CEDAR RAPIDS

The growth of regional railroad lines and industrial development led to the first commercial buildings in what is now Downtown Cedar Rapids. The construction of a streetcar system and utilities after the Civil War and into the early 20th Century improved connections from elsewhere in the City of Cedar Rapids to Downtown, and spurred Downtown's evolution into a commercial and shopping district where people could travel by train from all over the region to purchase clothing, machinery, hardware, books, and other goods, or enjoy one of the many restaurants and cafes operating out of the large, plate-glass storefronts that lined downtown streets. The New Bohemia neighborhood also developed into a thriving business community that bled into the Downtown area during that time period.⁸

Beginning in the early 20th Century, banks and other companies began building eight story office buildings Downtown, as well as department stores and theatres.⁸ During WWII, Downtown benefited from two war time industries: the Collins Radio Company produced radio communication equipment and the Iowa Manufacturing Company produced road building machinery and tank parts.⁵

The end of WWII gave rise to the automobile, and buses replaced the streetcar system in Downtown. Following the war, Downtown continued to grow and the 1960s saw the building of the first parking garages. In 1978, construction of Interstate 380 through the northern part of Downtown created a barrier between the industrial and commercial core. Throughout the latter half of the 20th Century, Downtown office buildings that had previously been department stores or light industrial uses converted to offices. The skywalk system was constructed starting in the 1980s to connect many Downtown office buildings on their second floors.⁸ In 1986, Downtown property

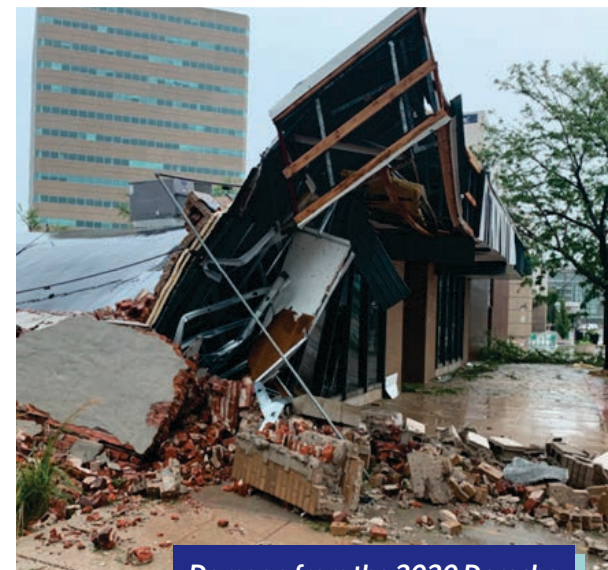
owners voted to create a Self-Supported Municipal Improvement District to encourage additional Downtown development and beautify the streetscape.⁹

On June 13th, 2008, the Cedar River reached a height of 31 feet, almost 12 feet higher than the previous record. 14%, or 10 square miles, of the city was impacted by flood waters, and 10,000 residents had to evacuate their homes. The 2008 floods and tornadoes in Iowa received the sixth largest Federal Emergency Management Agency (FEMA) declaration at \$848 million.¹⁰ The flood also destroyed many cultural assets, including the old Sinclair plant, which had been purchased by the city for redevelopment before the flood. Since the flood, the city has built out many parts of a Cedar River Flood Control System, including the McGrath Amphitheatre in 2014 that acts as a cultural asset and a flood wall for the Kingston neighborhood. Downtown and the adjacent neighborhoods of New Bohemia, Czech Village, and Kingston Neighborhoods, have been revitalized with new development and infrastructure.¹¹

In addition to weathering the Covid-19 pandemic and all its impacts, on August 10th, 2020, a derecho hit the city with winds up to 140 miles per hour lasting for 45 minutes. The storm wiped out 65 percent of Cedar Rapids' tree canopy and damaged homes and properties in what would become the costliest thunderstorm in US history.¹²



2008 Flooding



Damage from the 2020 Derecho

PAST PLANS AND STUDIES

To understand recent planning efforts that impact Downtown Cedar Rapids and adjacent areas, and to ensure this process builds upon such efforts, a thorough review of 15 existing plans was conducted. Four plans are especially relevant to this planning effort: the 2017 Downtown Vision Plan, the EnvisionCR Comprehensive Plan for the City of Cedar Rapids, the City of Cedar Rapids' Flood Protection System Plan, and the East Central Iowa Regional Economic Development Plan. These four plans contain policy guidance and/or specific recommendations for Downtown, as highlighted in the section below. In-depth summaries of all 15 past plans are included in Appendix D.

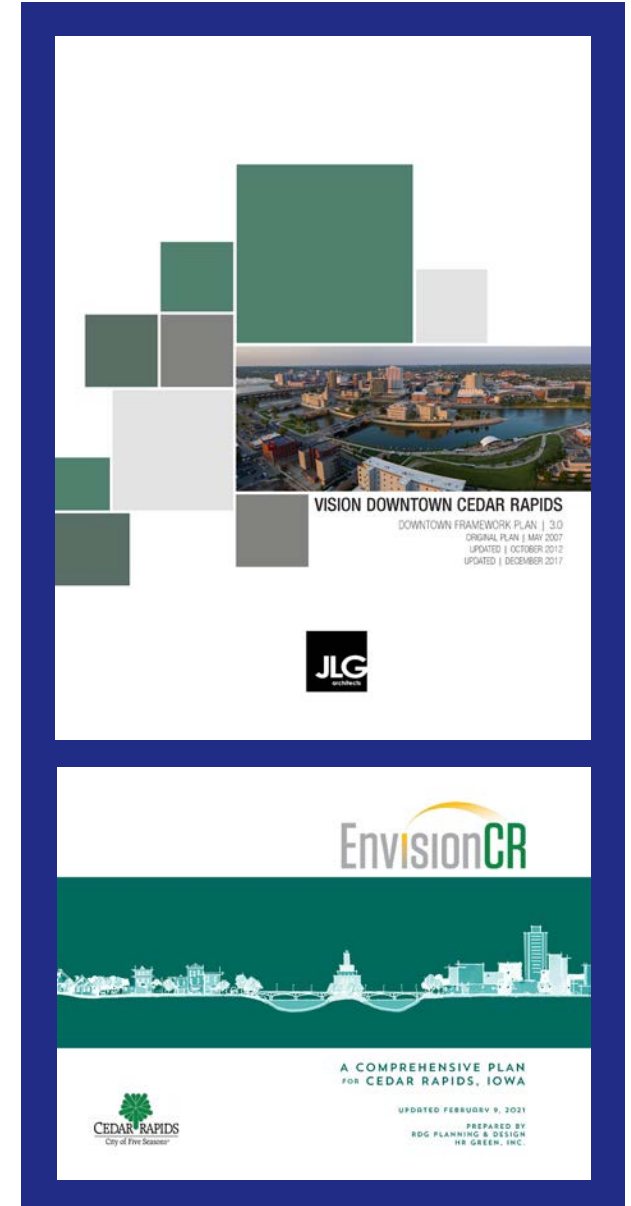
Downtown Vision Plan (2007-2017)

In 2007, the Cedar Rapids Metro Economic Alliance commissioned the first “Vision Cedar Rapids” study to review, coordinate, merge, and prioritize over a dozen independent studies that had been completed in order to help mold a clear, unified vision for Downtown, which directly informed the planning efforts in the immediate aftermath of the 2008 flood event. With the framework for flood recovery in place, the study was updated in 2012 and served as a guide for project implementation. Most recently, in 2017, with many of the recommendations realized and much of the Downtown and surrounding districts transformed, the 2017 Downtown Cedar Rapids Vision Plan identified over-arching opportunities for Downtown including impact sites, improved collaboration among the districts that comprise Cedar Rapids’ urban core, and momentum around investment and big ideas. The Plan was focused on creating a vibrant Downtown experience by looking at opportunities through the lenses of

ease, energy, and emotion by realizing eight priorities for Downtown: invest in impact opportunities, energize the connectors, activate Mays Island, embrace the River, champion urban living, create a cultural quad, distinguish the Downtown, and establish district coordination. The 2017 Vision Plan identified a number of projects and initiatives to improve Downtown. Many of these improvements have been made since 2017, while several are carried forward in this Downtown Vision & Action Plan.

EnvisionCR Comprehensive Plan

EnvisionCR provides a set of initiatives intended to guide Cedar Rapids’ evolution into a sustainable, healthy city that centers placemaking and efficiency. Under these four themes the plan sets out the more detailed guiding principles to achieve a unified vision, live healthy, strengthen neighborhoods, keep business vibrant, connect the city, embrace outdoors, and streamline services. These guiding principles are carried forward in the Downtown Vision & Action Plan. Initiatives are grouped within the six elements of StrengthenCR, GrowCR, ConnectCR, GreenCR, InvestCR, and ProtectCR. Many of the plan’s initiatives overlap with Downtown’s goals and borders. These include future area plans, expanding infill development, making streets safer for all users, improving Cedar Lake, helping small businesses, promoting workforce, developing cultural resources, and creating more services for the unhoused.

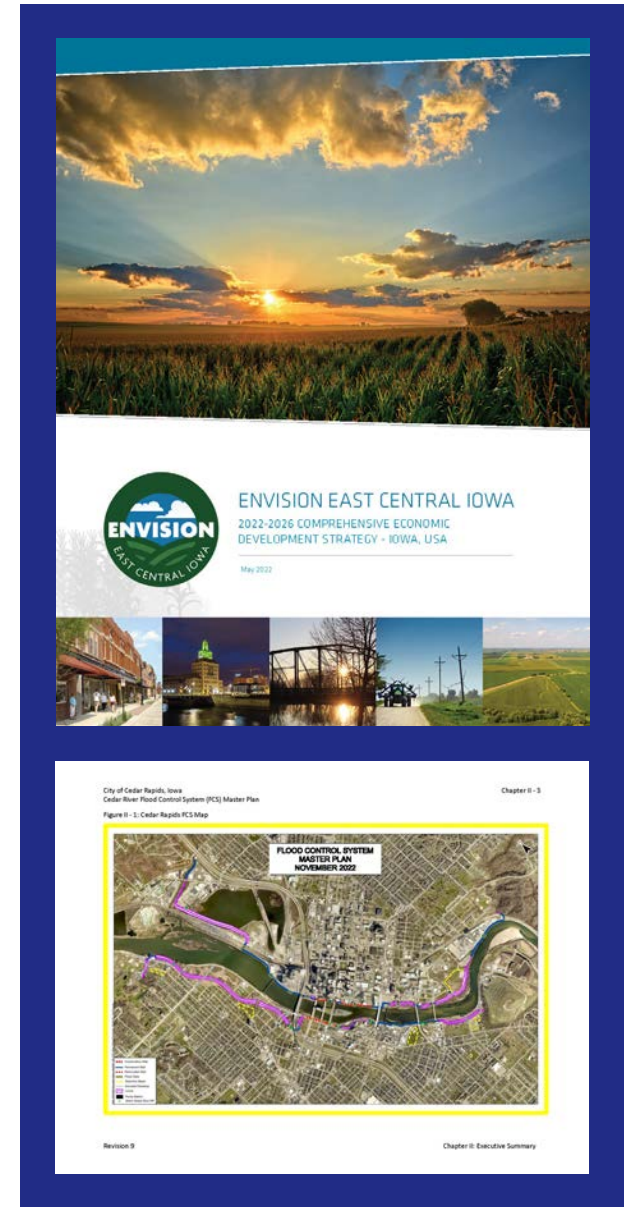


City of Cedar Rapids' Flood Protection System Plan

After the devastating 2008 flood that caused over \$5.4 billion in damages, the City of Cedar Rapids began working on a flood control system along the Cedar River that balances protection with recreation. The City worked to create a system that reflects the community's history and vision through projects like the McGrath Amphitheatre that doubles as a levee for the west side of the river. The plan has been updated periodically since its adoption in 2015 to give evolving technical guidance for implementation. Many of the improvements to Downtown and adjoining neighborhoods include extensions of the Cedar River Trail, turning public parking lots into parks, installing removable flood walls to maximize views, building floodwalls and levees to protect economic and culturally important resources like the African American Museum in NewBo, and an elevated 8th Avenue Bridge with a new multi-use trail to ensure access across the river during a flood event.

East Central Iowa Regional Economic Development Plan

The East Central Iowa Council of Governments (ECICOG) updates this plan every five years to maintain their federal designation as an Economic Development District and to guide decision making for economic development in the region. ECICOG includes Benton, Iowa, Johnson, Jones, Linn, and Washington Counties with the regional centers of Cedar Rapids and Iowa City. The plan focuses on adapting to the preferences of a younger generation to prevent "brain-drain," capitalizing on the food producing potential of the region's high level of solid biomass resources and fresh water, and leveraging the region's innovation capacity to attract tech industries. Key strategies in the plan applicable to Downtown Cedar Rapids include taking advantage of the airport and highways to promote regional connectivity, attracting industries like energy and bioscience, creating innovation spaces and supporting entrepreneurship, transitioning buildings to clean energy and climate resilient design, addressing flooding risk, reducing car dependency through infill development and building more connected, walkable neighborhoods, stimulating development of unique cultural events and marketing for regional tourism, welcoming migrants through workforce development, creating affordable housing, and investing in a coordinated childcare plan.





COMMUNITY OUTREACH

OVERVIEW

Understanding the perspectives, needs, and desires of the community was fundamental to developing and prioritizing the recommendations explored in this plan. More than **1,600 inputs** were gathered from community stakeholders through a variety of engagement methods over the course of the planning process.

STAKEHOLDER OUTREACH METHODS

METHOD	DESCRIPTION
Working Group	A Working Group was convened to provide oversight and direction to the planning process from beginning to end.
Roundtables	Downtown and adjacent district stakeholders were engaged through two rounds of in-person roundtable meetings during initial phases of the process.
Stakeholder Interviews	The consultant team also conducted several focused interviews with representatives of key organizations to understand day-to-day conditions in Downtown Cedar Rapids.
Online Survey	An online survey was developed to gather input from the broader Cedar Rapids community following the initial round of on-site roundtable meetings and individual interviews. The survey ran from April 24th to May 29th, 2023 and was open to anyone interested in participating.
Pop-Up at Blues Night	The consultant team attended the inaugural Blues Night in the Park in Greene Square on May 19, 2023 and gathered feedback from community members in attendance about physical improvement priorities for Downtown moving forward.
Open House Meetings	The consultant team hosted two open house presentations for the public to weigh in on draft Vision & Action Plan concepts, and then used feedback gathered in those meetings to further refine draft plan recommendations.



DOWNTOWN STAKEHOLDER ENGAGEMENT THEMES

A Working Group was convened to provide oversight to the planning process, and was comprised of Downtown influencers, the City of Cedar Rapids including the Mayor, and representatives from the SSMID, Economic Alliance, and 2001 Development Corporation. The Working Group met with the consultant team at key milestones throughout this effort to guide and provide feedback on the process and draft plan recommendations.

In March 2023, an initial series of in-person roundtable meetings was conducted, during which approximately 100 individuals representing core Downtown constituent groups were engaged. Downtown-centric roundtable meeting groups included residents, arts and culture organizations, the SSMID Board, major employers, real estate professionals and developers, retail business owners, bar and restaurant owners, the Economic Alliance's Community Development Innovation Council, and City staff. The feedback gathered during the initial roundtable meetings and individual interviews was used to craft the online survey that was distributed to the broader Cedar Rapids community.

In May 2023, an additional round of stakeholder meetings was conducted with the intention of reaching voices from a broader swath of constituents, including stakeholders from adjacent districts. The second series of roundtable meetings included housing specialists, entrepreneurs,

Downtown and non-Downtown executives, cultural organizations, representatives from the MedQ and New Bohemia-Czech Village Districts, parks and trails advocates, non-profits, and young professionals. An additional 50 stakeholders were engaged during the second set of roundtable meetings.

The consultant team also conducted several focused interviews with representatives of key organizations, including City Council, City Economic Development and Planning staff, parking management, and SSMID maintenance staff. These interviews provided in-depth insight into the day-to-day operations and issues facing Downtown.

During roundtable meetings, individual interviews, and the first Working Group meeting, each stakeholder group was taken through a similar exercise that was focused on identifying Downtown Cedar Rapids' current strengths and challenges, and determining priorities for improvements moving forward.



Stakeholder Roundtable



Working Group Meeting

DOWNTOWN STRENGTHS AND CHALLENGES

STRENGTHS

Stakeholders feel that Downtown Cedar Rapids has continued to improve over the past 10 years despite substantial challenges. Downtown itself is compact, walkable, and has ample parking, which in turn supports a strong and expanding variety of entertainment venues, restaurants, and bars. Buoyed by a pro-growth and welcoming business climate, new development is occurring Downtown and in adjacent districts, bringing in new businesses and residents. Stakeholders enjoy the extensive trail and parks systems, along with the other civic and cultural amenities such as the public library.

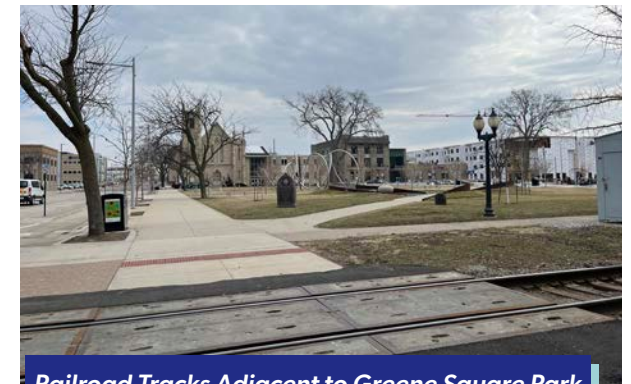
CHALLENGES

At the same time, stakeholders feel that Downtown is challenged in terms of retail options and they would like to see more retail and services such as grocery stores and pharmacies. People would like more exciting, diverse, and consistent event programming Downtown, and families are particularly interested in activities and destinations that are kid-friendly. Another common concern was the noise and disruption to traffic caused by the train, and overall lack of mobility options that make it difficult to access and move through the area. The inadequate number of Downtown hotel rooms is an additional frustration.

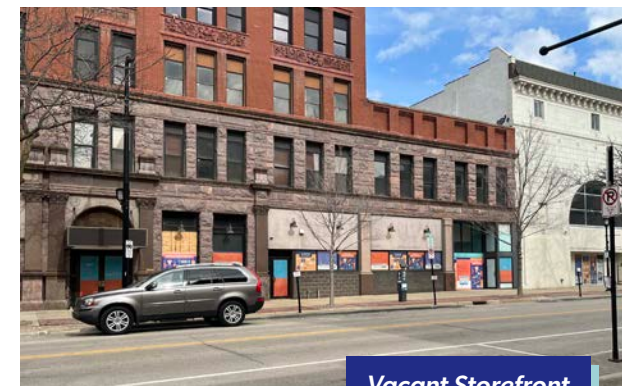
As for many downtowns, the slow return to office is proving an ongoing challenge for businesses that rely on this customer base. While new residents have arrived, the slow office market and lack of ongoing activation of public spaces leave many stakeholders feeling uneasy Downtown. There is a perception of declining safety as well as inconsistent cleanliness across the area.



Existing Outdoor Dining



Railroad Tracks Adjacent to Greene Square Park



Vacant Storefront

TOP PRIORITIES LOOKING FORWARD

The following priorities emerged from the roundtable, interview, and Working Group engagement.

Lively Streetscapes and Businesses

- Attract more retail at a variety of price points, including specialty and convenience stores
- Continue to diversify restaurant and bar offerings, including international options, at a variety of price points
- Encourage unique, modern, outdoor and rooftop dining/bar experiences
- Continue place enhancements and beautification, including festive lighting, landscaping and beautification, and public art
- Explore strategic street closures to create pedestrian promenades

Urban Design and Infill

- Embrace the Cedar River, leveraging planned Flood Protection System improvements and encouraging buildings to face the river
- Redevelop and repurpose underutilized surface parking lots and vacant lots
- Renovate and reactivate vacant buildings

Public Space Programming and Activation

- Expand the range of live music events for all ages and interests
- Create regular programming in existing Downtown green spaces including Greene Square, Mays Island, and McGrath Amphitheatre

A Neighborhood for All

- Create more activities and amenities for families, teens, and seniors
- Add public amenities that support residents, such as playgrounds, dog parks, and centrally-located green space
- Make Downtown more welcoming and inclusive to people of all cultural backgrounds
- Continue to add and diversify Downtown housing options
- Attract additional services for residents, including grocery and pharmacy

Mobility and Connectivity

- Continue to enhance bicycle facilities (bike lanes, bike racks, etc.) and pedestrian infrastructure (sidewalks, crosswalks, etc.)
- Mitigate the noise and connectivity impacts of the railway
- Improve the parking experience
- Enhance connections between neighborhoods (Downtown, NewBohemia/Czech Village, Kingston, MedQ District), including visual connectivity in the public realm, wayfinding and signage, and branding
- Explore a Downtown trolley or shuttle

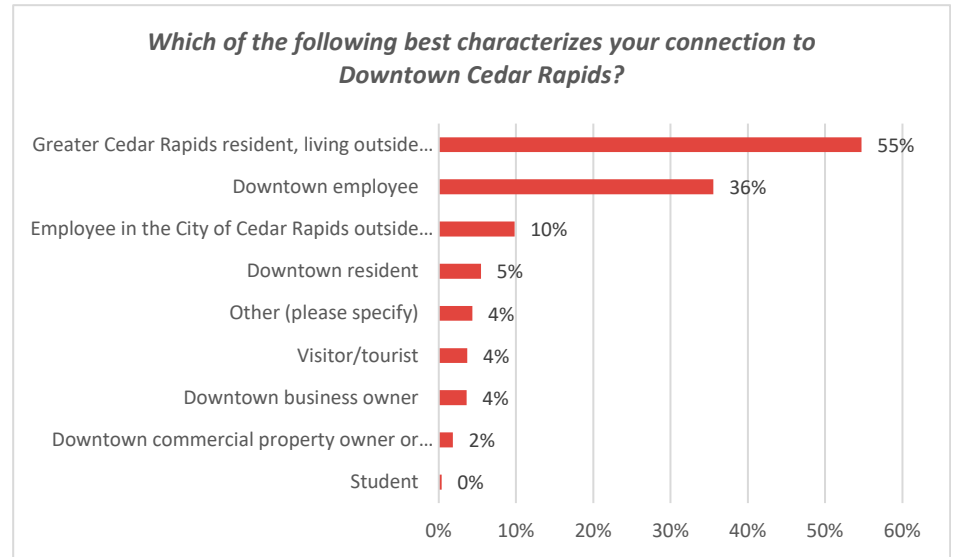
Clean, safe, and welcoming

- Address safety concerns, including providing more services for the unhoused population and promoting a more consistent police presence
- Ensure consistent cleanliness throughout Downtown
- Clean up and activate alleys

ONLINE SURVEY FINDINGS SNAPSHOT

An online survey was developed to help identify priorities and improvements for Downtown Cedar Rapids over the next five years. The survey ran from April 24th to May 29th, 2023, and collected **1,414 responses**. The following analysis presents a summary of key findings. A more detailed question-by-question summary of results and cross-tabulation analysis by demographics, including interest in Downtown Cedar Rapids, age, household income, and race and ethnicity, can be found in Appendix B.

Demographics: Just over half of respondents (55%) lived in Greater Cedar Rapids outside of Downtown, 36% were Downtown employees, and 5% were Downtown residents. Respondents reported having the strongest ties (living, working, or visiting most often) to Downtown SSMID (65%) followed by New Bohemia (51%). Respondents were reasonably well distributed by age between 25 and 64 years old. They were disproportionately female (61%) and white (95%). Just under a third (30%) reported an income of \$50,000 to \$99,999 and 41% reported making between \$100,000 to \$199,999.



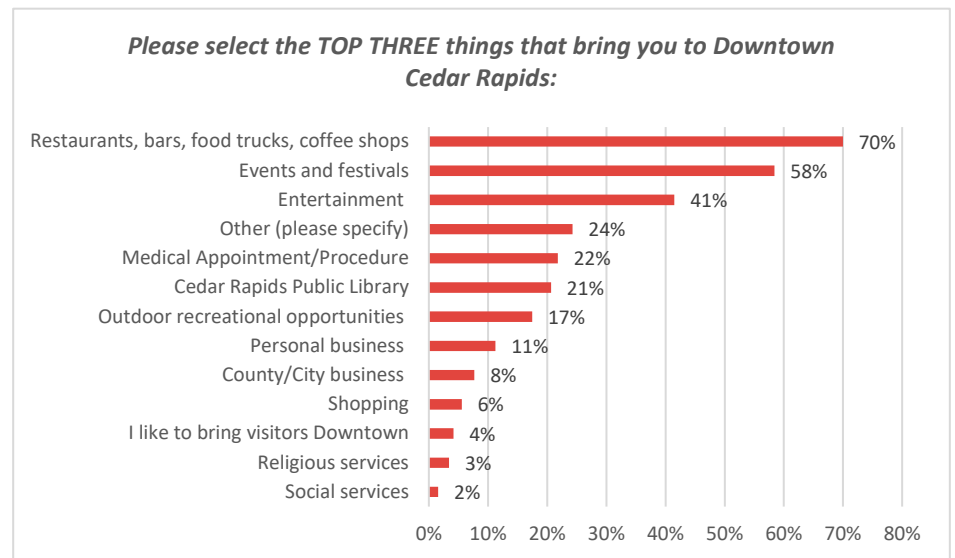
SUMMARY OF FINDINGS

DOWNTOWN CEDAR RAPIDS TODAY

Respondents were asked to report how often they visited Downtown Cedar Rapids. Just over a quarter (28%) of those surveyed visited five or more days a week (cross-tabulation revealed these to be primarily Downtown residents, business owners, or employees). Over a third of respondents visited Downtown from once or twice a week to at least twice a month. Another 29% visited Downtown only a few times throughout the year.

When asked about their projected frequency of visiting Downtown during the next 12 months, the vast majority of respondents (74%) did not anticipate a change in their habits. However, 21% anticipated visiting more often in the future. This indicates a general sentiment of positivity and energy about Downtown.

When asked to select the top three things that brought them to Downtown Cedar Rapids (aside from work), respondents overwhelmingly reported visiting restaurants/bars (70%). This was followed by events and festivals (58%) and entertainment (41%).



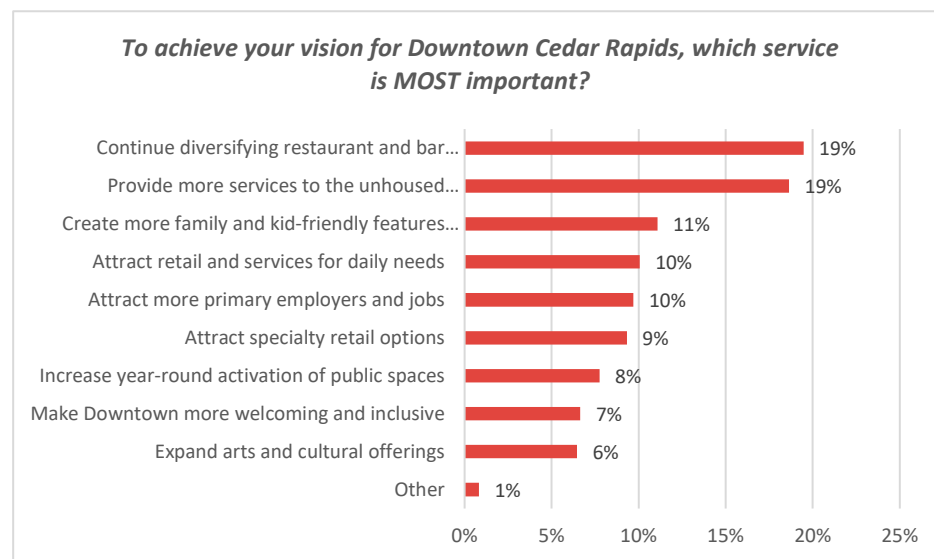
When asked to rate the importance of eight services or programs for Downtown Cedar Rapids in the future, all were rated as important to some degree. “Continue diversifying restaurant and bar offerings” emerged as the most highly valued service or program, with 77% rating it as “Important” or “Very Important.” “Provide more services to address the unhoused population” and “Make Downtown more welcoming and inclusive to people of all cultural backgrounds” had the second and third highest rankings of “Important” and “Very Important.”

- When asked to choose just one service or program as most important, respondents chose “Continue diversifying restaurant and bar offerings” and “Provide more services to address the unhoused population” at equal rates (19%). None of the remaining services or program were chosen by more than 11% of respondents.

Respondents were also given the chance to provide additional ideas for improvements to Downtown Cedar Rapids in an open-ended format. Ideas and common themes among responses included:

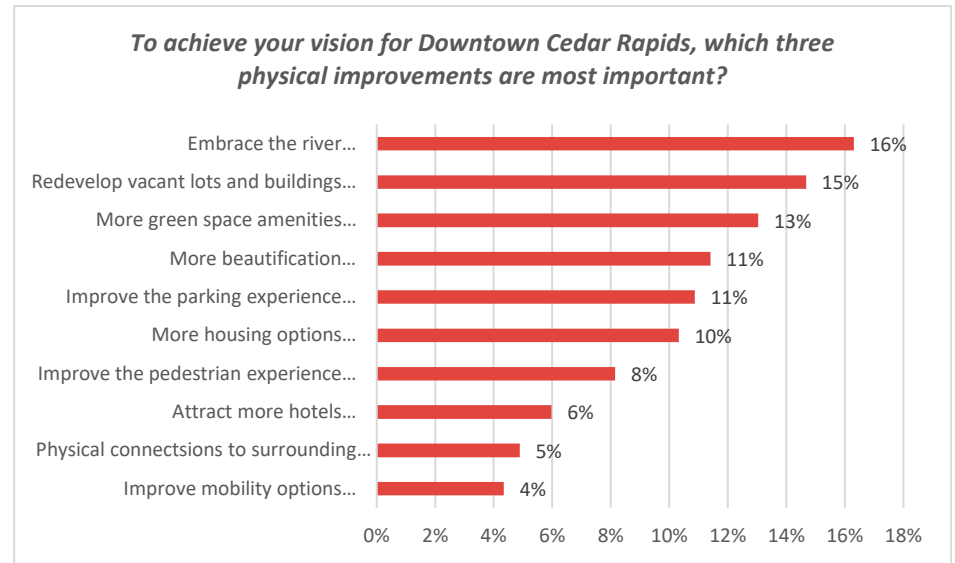
- Increased bus or circulator/trolley access around Downtown
- More housing attainable to middle-income households
- Enhanced urban design and streetscapes
- More events Downtown
- Amenities/destinations for teens and seniors
- A dog park
- Enhance/improve the skywalk system

Lastly, respondents were asked about their interest in living Downtown and the type of housing they would prefer. 60% of respondents indicated interest in living Downtown, with the greatest interest in ownership options in condominiums and townhouses.



POP-UP AT BLUES NIGHT

The consultant team attended the inaugural Blues Night in the Park in Greene Square on May 19, 2023. Engaging with community members during the event provided an opportunity to raise awareness about the Vision & Action Plan, answer questions about the plan, and encourage feedback both in-person and via the online survey. Approximately 60 individuals participated in an interactive voting exercise to help prioritize future Downtown improvements. Results of the voting exercise are provided below. The top two responses aligned with online survey priorities (Embrace the Cedar River and Redevelop vacant lots and buildings), while more green space amenities emerged as the third top response.



OPEN HOUSES

The consultant team hosted two open house presentations for the public to weigh in on draft Vision & Action Plan concepts. The open houses were held at the Cedar Rapids Metro Economic Alliance and approximately 50 stakeholders participated, many of whom were engaged earlier on in the planning process. Feedback gathered at these open houses was then incorporated into the final recommendations and concepts found in this plan.



Open House



MARKET

OVERVIEW

An extensive market assessment was completed to help inform the Cedar Rapids Downtown Vision & Action Plan. Data was obtained from a variety of primary and secondary sources, including the City of Cedar Rapids, Linn County, the Downtown Cedar Rapids SSMID, Cedar Rapids Metro Economic Alliance, Cedar Rapids Tourism, Esri, the U.S. Census, CoStar, and real estate research and interviews, among other available sources.

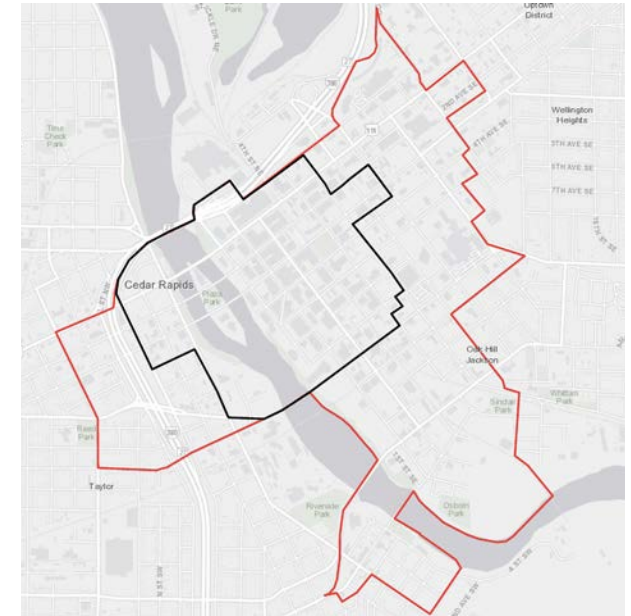
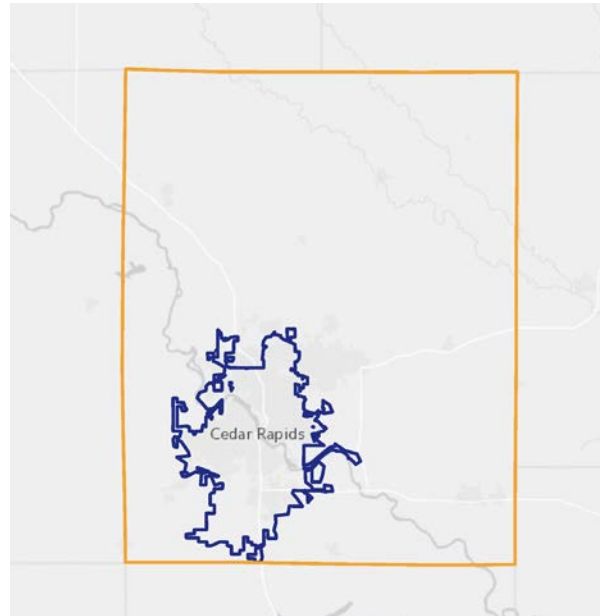
The market assessment is organized into two main sections:

- **The summary of findings provides an overview of key takeaways, organized by sector, and included in the main body of the Vision & Action Plan.** It provides a snapshot of existing conditions – in Cedar Rapids and Linn County, and in Downtown and adjacent neighborhoods – with implications for Downtown and the city moving forward. Within each market sector summary there is a map that highlights key opportunities in each sector by geography. These maps build on one another and provide the foundation for the overall physical framework found in the subsequent chapter of this plan.
- **Detailed supporting research is provided in four subsequent sections (“Live,” “Work,”**

“Shop & Dine,” and “Visit & Stay”), **which is included as Appendix C to the Vision & Action Plan.** The *Live* chapter summarizes demographic and housing trends for each of the market geographies, while the *Work* section assesses regional and Downtown employment and the office and industrial real estate sectors. *Shop & Dine* examines Downtown’s storefront economy and retail challenges and opportunities. *Visit & Stay* provides insights for Downtown and regional tourism.

MARKET AREAS

- Data was collected for four market areas: **(1) Downtown**, as defined by the Downtown Cedar Rapids SSMID boundaries, **(2) a Primary Market Area** that includes the MedQ SSMID, Kingston Village, New Bohemia, Czech Village, and the Downtown SSMID neighborhoods **(3) the City of Cedar Rapids**, and **(4) Linn County**.
- Cedar Rapids and Linn County (orange rectangle and the blue polygon in the regional context map, to the right) are key markets and points of comparison for Downtown.
- Downtown is a 0.43-square-mile area, shown on the map on the far right. The area outlined in red represents the Primary Market Area, while the black outline represents Downtown (the Downtown SSMID boundary).

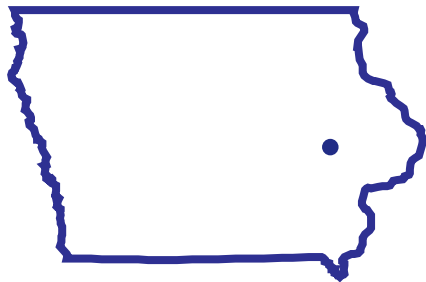


PEER CITIES

Peer cities and their downtowns offer a comparative lens for Downtown Cedar Rapids. Peer communities used in this assessment include Appleton, Wisconsin; Davenport, Iowa; Evansville, Indiana; Fargo, North Dakota; Grand Rapids, Michigan; and Sioux Falls, South Dakota. All are Midwestern cities situated within similarly-sized metropolitan areas (except for Grand Rapids), have downtowns of comparable scale, and have many of the same economic underpinnings and market dynamics. These cities were selected through discussions with economic development experts and P.U.M.A.'s national work in downtowns.

Boundaries for peer downtowns were approximated and drawn in *Esri Business Analyst*, based on existing improvement district boundaries where available, or neighborhood boundaries and land use maps.

CEDAR RAPIDS, IA



276,500
 0.43 sq. mi.

APPLETON, WI



239,100
 0.29 sq. mi.

DAVENPORT, IA



384,600
 0.37 sq. mi.

EVANSVILLE, IN



358,600
 0.48 sq. mi.

FARGO, ND



250,200
 0.72 sq. mi.

GRAND RAPIDS, MI



1,087,592
 0.66 sq. mi.

SIOUX FALLS, SD



276,700
 0.76 sq. mi.

Regional population based on approximate values for metropolitan/micropolitan statistical areas, 2020 census. The following section highlights key findings for each of the market assessment's four topic areas: Live, Work, Shop & Dine, and Visit & Stay. It provides an overview of existing conditions and evaluates the strengths and challenges expected to impact Downtown Cedar Rapids over the next five years and beyond.

LIVE

CITY & REGIONAL DEMOGRAPHICS OVERVIEW

10.5%



50%

Linn County’s population grew 10.5% between 2010 and 2022, while the city grew by 9.4%. Roughly half of the county’s 230,000 residents live within the City of Cedar Rapids.

The region’s predominant race/ethnicity is white, although the city and region have begun to diversify in the past decade.¹³ More than 82% of Linn County and more than 77% of the city’s residents identify as “white alone.”

By some estimates, immigration accounts for about half of all growth Linn County has experienced since 2012.¹⁴ The region’s immigrant and refugee populations include people from Sudan, Central African Republic, Burundi, Afghanistan, and many other nations.

DOWNTOWN DEMOGRAPHICS OVERVIEW

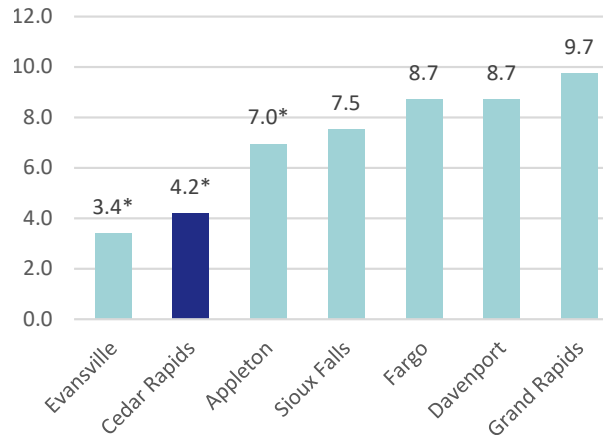
1,151

The larger downtown area (the Primary Market Area) grew by 36% between 2010 and 2022, adding 840 residents. The average growth rate among peer downtowns was 30% for the same time period.

The total population in the Downtown SSMID is approximately 1,151 people, which represents <1% of the city’s total. The Primary Market Area represents 2.3% of the city’s total.¹⁵

Downtown has smaller households on average and lower median household incomes, but its educational attainment rate is on par with the city and region.

Downtown Residential Population Density (residents/acre)

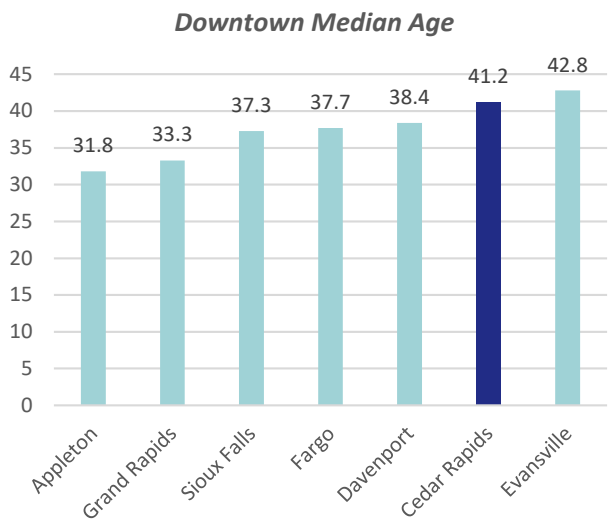


21%

Downtown and the Primary Market Area are more diverse compared to the region, with about 21% of residents identifying as African American/Black, and 6% identifying as Hispanic.¹⁶

Downtown Cedar Rapids has low residential density compared to its peer downtowns.

Downtown’s median age in 2022 was 41.2, the highest among Cedar Rapids’ market areas and the second highest median age among peer downtowns (the median age is even higher in the data report that excludes the correctional facility, which puts Downtown’s median age at 43.8.). This trend is partly due to the existence of several senior housing complexes Downtown, including



Geneva Tower, an income-restricted property for seniors aged 62 and over. But it also denotes a trend upheld by anecdotal observation that the preference for the convenience and amenities of downtown living is growing among older, higher-earner workers and active older adults and retirees.

HOUSING MARKET OVERVIEW

\$191,000

Cedar Rapids is affordable compared to many peer markets nationally. The region has not experienced post-pandemic housing affordability and inventory issues to the same extent that many other cities have. However, some inflation of home prices and rental costs has been occurring locally over the last several years.

Cedar Rapids’ median home value was \$191,000 in April 2023. This is just slightly lower than Iowa’s statewide median home value of \$203,000, but well below the median value in the United States of \$343,000, and below most of Cedar Rapids’ peers, except for Davenport and Evansville.

\$898

Rents increased from an average of \$697 in 2012 to an average of \$898 in 2022. This is lower than the average rental cost in most of the peer communities.

Most Downtown residents are renters (66%) compared to 20% who are owners.

Downtown and Primary Market Area ownership units and rental units tend to carry a premium over properties located elsewhere in Cedar Rapids, with the highest premium for New Bohemia and Kingston. For example, a two-bedroom, 900 square foot loft in the Depot Building in New Bohemia is listed at \$1,365/month. By comparison, the citywide average 2-bedroom rent is \$920/month.

300

Around 300 new multi-family housing units were built in the Downtown SSMID since 2021, with hundreds more built just outside of Downtown within the Primary Market Area (e.g., New Bohemia). There are several additional housing developments on the horizon that are planned or under construction.

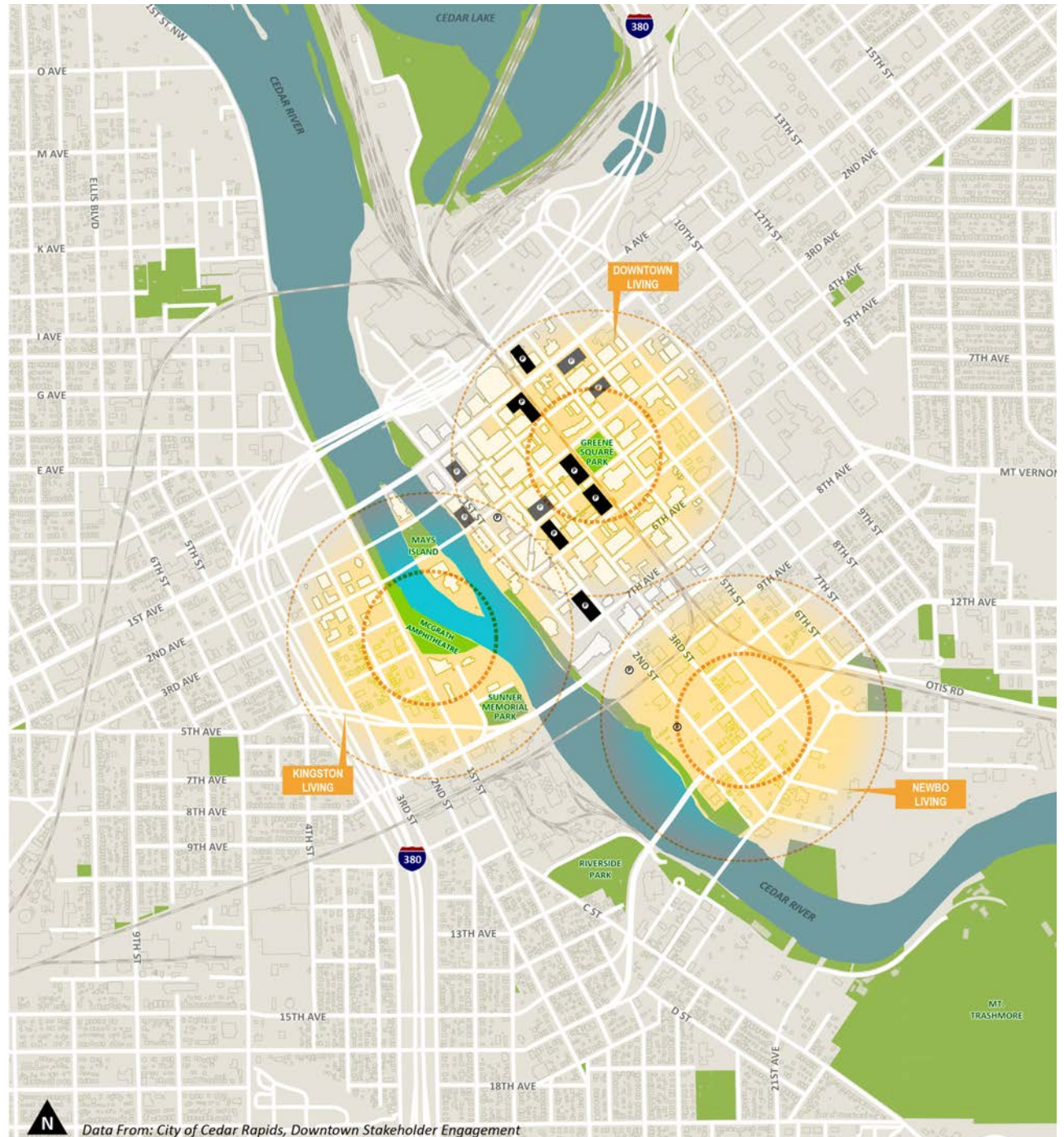
STRENGTHS & OPPORTUNITIES

New multi-family residential construction could nearly double the population of Downtown and the Primary Market Area over the next several years. Residential development projects under construction or planned in the Primary Market Area could yield over 800 new residential units within the next several years, substantially increasing Downtown's residential base.

Housing will continue to be a strong market for Downtown moving forward. According to the online survey, 60% of the 1,414 respondents indicated interest in living in Downtown Cedar Rapids. In line with national trends, there will likely be additional demand for more downtown housing options at all price points, particularly for demographics interested in being in closer proximity to jobs and entertainment, and for young professionals starting their careers and retirees downsizing from single family homes. Of the survey respondents who were interested in downtown living options, the majority were attracted to ownership options, including **condominium units** and **townhouses**.

Compared to peer markets, Cedar Rapids offers more attainable housing for first-time homebuyers. This may help with attracting a talented workforce, particularly as younger, educated households are being priced out of larger cities and peer markets. The city continues to grow in appeal particularly for young people drawn by its relative affordability, manageable pace of life, and quality of life amenities.

The map to the right illustrates opportunities to continue growing the residential base in strategic locations in Downtown and the adjacent districts, focusing on three sub-areas that have an already established or growing resident base – the Downtown core, Kingston Village, and New Bohemia. Each of these sub-areas also has green space, which is a key amenity needed for residents, and serves as an anchor point for future residential development.



WORK

REGIONAL EMPLOYMENT OVERVIEW



Cedar Rapids and Linn County are the economic hub of Eastern Iowa. The region's largest employment sectors are **manufacturing, health care & social assistance, retail, finance & insurance, and educational services.**

2,000

The city has seen modest employment growth over the last decade – adding a net 2,000 jobs, equating to a 2.9% increase in total employment. However, this is a low growth rate relative to Cedar Rapids' peers.

34%

Compared to the six peer cities, Cedar Rapids is on the lower end of educational attainment, with 34% of its population with a Bachelor's degree or higher.

DOWNTOWN EMPLOYMENT OVERVIEW

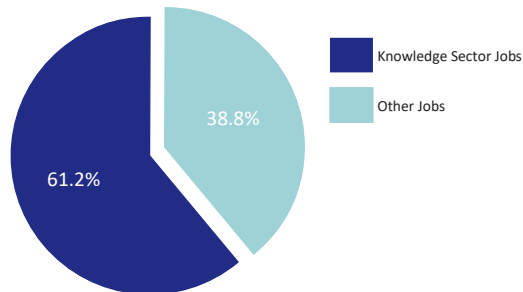
42.3

Downtown contains 11% of Cedar Rapids' businesses and 10% of its employees, while making up only 0.6% of the city's land area.

There are approximately 42.3 employees per acre in Downtown, compared to just 2.6 per acre citywide. This employment density is about average compared to the peer cities analyzed in this report.

Very few Downtown workers (<1%) both live and work in Downtown Cedar Rapids. 61% of Downtown workers live within 10 miles of Downtown (based on the "Downtown" zip code of 52401).

Knowledge Sector Employment



“Knowledge sector” employment represents approximately 61.2% of all Downtown jobs, or 7,122 jobs.¹⁷ The top contributing industries are Professional, Scientific & Tech Services, Health Care & Social Assistance, and Finance & Insurance. In terms of the downtown knowledge sector job share, Downtown Cedar Rapids outperforms all peers except for Appleton and Fargo.

Retail & accommodation and food services together represent 7% of Downtown employment.



Compared to the city and county overall, Downtown and Primary Market Area employees are much more likely to be male, slightly more likely to have an advanced degree, and more likely to earn over \$40,000. Both the city and Downtown lack racial and ethnic diversity in their employment base, with over 90% of workers identifying as white.

OFFICE MARKET OVERVIEW

45%

There is an estimated 6.2 million square feet of office space within a 1-mile radius of Downtown¹⁸, which represents **45% of all office space in Cedar Rapids**.¹⁹

The office sector continues to be the real estate sector with the most uncertainty post-pandemic, both locally and nationally. More flexible work environments and post-Covid work trends are still evolving, and the long-term impact remains to be seen.

The office vacancy rate Downtown is lower (4.2%) compared to citywide (6.3%). The 24-month lease renewal rate in Downtown is **91.1%**, a much more favorable rate than the citywide rate of 78%.



There are several large employers located within single-occupancy office towers, and a few of them have not yet implemented a return-to-work policy. Thus, there are several nearly empty office spaces as workers continue to work from home.

However, most small- and mid-sized companies in Downtown Cedar Rapids have implemented either a full or partial (hybrid, flexible) return-to-work policy.²⁰

INDUSTRIAL REAL ESTATE MARKET OVERVIEW

4,000,000

There is nearly 4 million square feet of industrial real estate within a 1-mile radius of Downtown, representing 14% of the city's industrial facilities. Most *new* construction occurring in the industrial real estate sector is outside of the Primary Market Area, particularly in the southwest part of the city near the airport, with major investment from BAE Systems.



There are notable **large-scale agriculture-based manufacturers** adjacent to the Downtown boundaries include Quaker Oats and Cargill. Downtown is also home to a cluster of **smaller scale, niche manufacturing** businesses as well as specialty businesses occupying repurposed industrial spaces. The area between 8th and 5th Avenues, from 2nd Street to 7th Street, exemplifies this land use.

0.2%

The **Downtown area's industrial vacancy rate is just 0.2%**. The 24-month lease renewal rate is 98.4%. Citywide, the vacancy rate is 2.5% with an **82.6% lease renewal rate**.²¹

STRENGTHS & OPPORTUNITIES

While Downtown's employment density is on par with peer cities, there may be opportunities to **increase employment density moving forward**.

There may be opportunities to **convert excess conventional office space** to other uses, such as **coworking and flex office space and housing**.

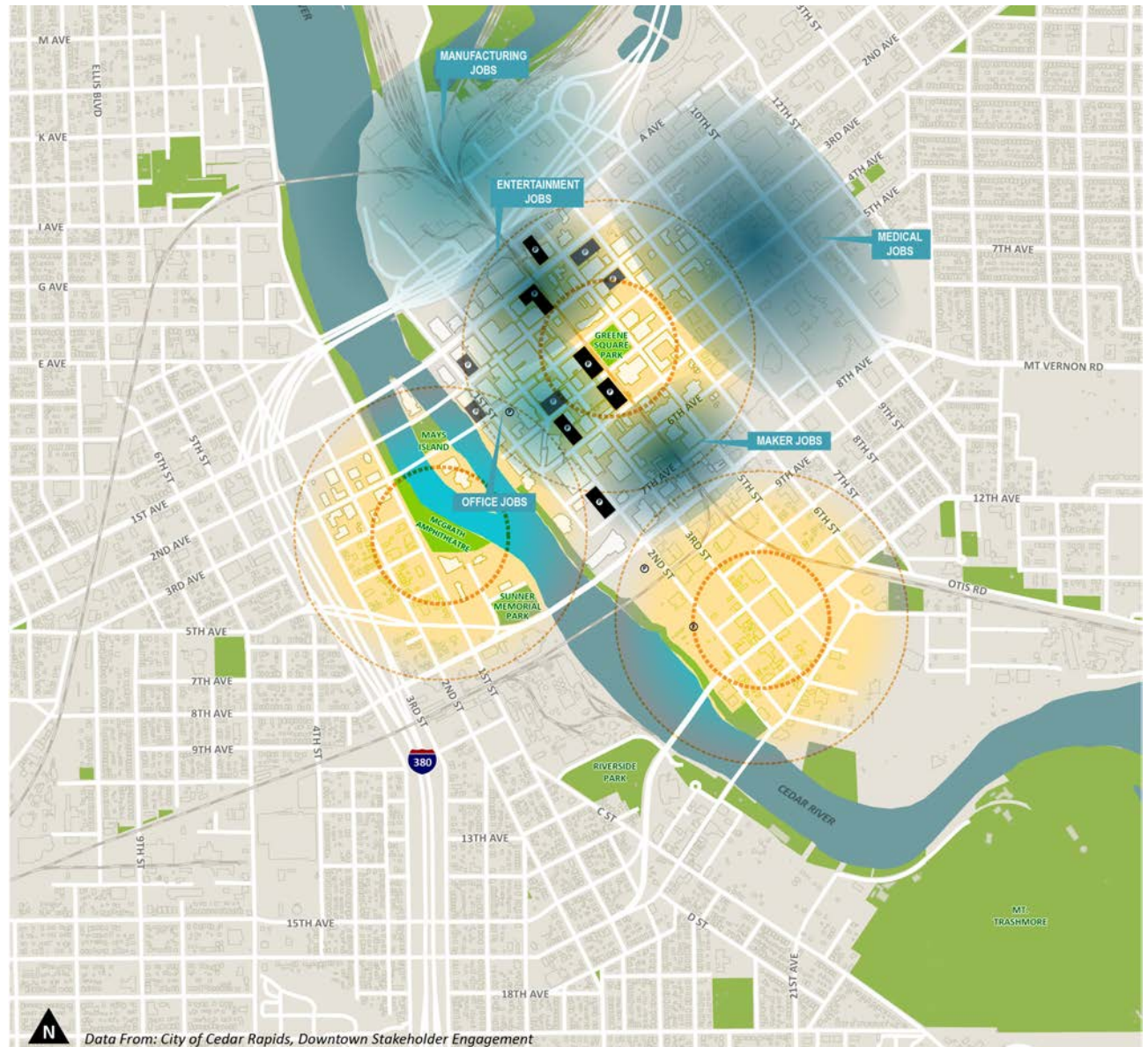
There could be potential to **expand on Downtown's niche, small-scale manufacturing cluster** by attracting additional manufacturing uses, which can help preserve a diverse job base and provide opportunities to incubate new, home-grown creative businesses.

There is an opportunity to **preserve and celebrate Downtown Cedar Rapids' agricultural and manufacturing heritage through branding and physical interventions**. For example, the bike trail connecting Downtown to Cedar Lake could feature educational wayfinding signage with information about facilities like the Quaker Oats plant, along with stories that convey agriculture's impact on the city over time.

The map to the right illustrates opportunities for continuing to attract different kinds of jobs to Downtown, building on the existing employment centers and types. The area furthest northwest outside the Downtown SSMID boundary and adjacent to the existing Cargill and Quaker Oats facilities provides an opportunity to retain and attract additional agriculture and manufacturing jobs, building on Cedar Rapids' legacy in those industries. The area in the northwestern portion of Downtown between I-380 and Greene Square Park provides a key opportunity to build on existing entertainment and cultural uses, such as the Alliant Energy Power House, the Cedar Rapids Convention Complex, and Theatre Cedar Rapids, and to attract additional small- to mid-sized entertainment venues. Office employers are scattered throughout the Downtown SSMID area, but are primarily concentrated between the Cedar River and 3rd Street in Downtown. Moving forward, there are opportunities to convert

underutilized, traditional office spaces in that sub-area into coworking, smaller and more flexible office spaces, or coworking to attract additional employers. In the area between the Downtown core and New Bohemia, there is an opportunity to reuse and revamp industrial buildings into

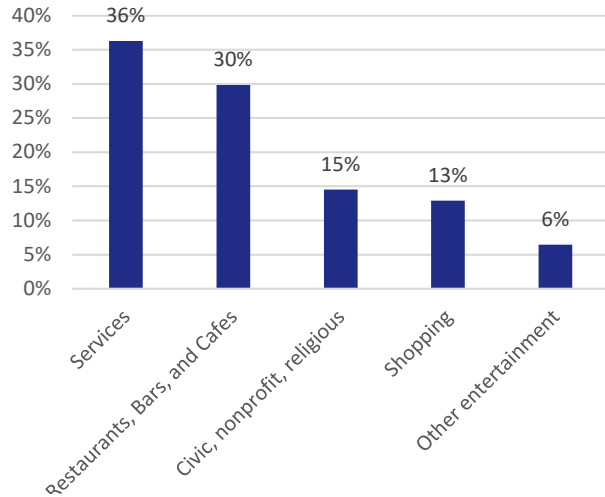
new uses that create jobs, like makerspaces, light manufacturing, or live/work spaces. The MedQ District northeast of Downtown is currently a strong hub for medical employment, and this should be built upon moving forward.



SHOP & DINE

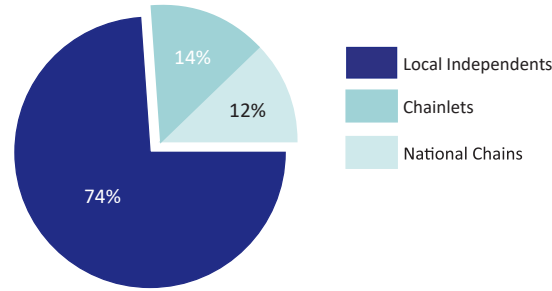
DOWNTOWN STOREFRONT ECONOMY OVERVIEW

Downtown Cedar Rapids Storefronts by Business Type



There are approximately **124 street-level businesses in Downtown Cedar Rapids** (including civic, nonprofit, and religious uses). **Services (including beauty, fitness, banking etc.) are the most common category, comprising 36% of storefront units.** These services range from beauty and fitness to medical, banking, legal, and financial, and other professional services. **Restaurants, bars, and cafes represent around 30% of Downtown ground-floor uses.**

Downtown Storefronts - Local vs. Chains



Only 12% of Downtown storefronts are national chains, while 74% are local independents, and 14% can be classified as “chainlets.”²²



Some of the most prominent commercial corridors that compete with Downtown are located within the Primary Market Area, including **New Bohemia** and **Czech Village**. Another competitor is **Marion**.

Downtown and the Primary Market Area have distinct sub-districts each with a unique flavor and competing offerings – which is both a vulnerability and an opportunity for greater collaboration and synergy.

\$11.86/SF

Average market lease rates for retail space in the Downtown area are \$11.86/sf, about one dollar per square foot lower compared to the city. The market real estate sales price is \$128/sf, which is about \$15 less per square foot than the city overall.²³

Downtown’s storefront economy is critical to its success, in terms of attracting visitors, driving foot traffic, and creating vibrancy and activation. However, the **limited number and lack of diversity in existing retail businesses** needs to be addressed in order to **attract and appeal to both visitors and residents.**

2.0%

According to CoStar estimates, the retail vacancy rate in the 1-mile radius is 2.0%, which is lower than national comparisons. However, it is slightly higher than the citywide retail vacancy rate of 1.2%.

VISIT & STAY

REGIONAL AND DOWNTOWN TOURISM OVERVIEW



Visitation to Cedar Rapids declined sharply during the onset of the pandemic in 2020 but has since made a full recovery. Hotel-motel tax revenues in 2022 were at a 9-year high.



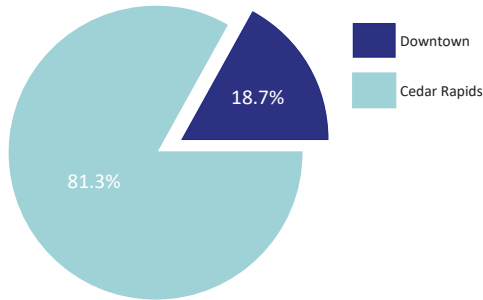
For a community of its size, Cedar Rapids offers a wide array of theaters, performing arts venues, and cultural amenities.



There are a variety of events that take place in and around Downtown Cedar Rapids each year, ranging from large-scale events to smaller festivals and activations.²⁴ The city also boasts a growing number of outdoor recreational opportunities in and around Downtown, including an extensive bike trail system that connects the riverfront, lakes, and neighborhoods.

LODGING MARKET OVERVIEW

Downtown vs. Citywide Hotel Rooms



Cedar Rapids has 23 hotels, totaling 1,600 rooms, but only one hotel is in Downtown, the **DoubleTree by Hilton**. The 267-room Hilton also has an on-site conference center.

60.3%

Compared to March 2022, citywide lodging metrics have all improved. The occupancy rate of 60.3% is just shy of the national average of 65.3%.²⁵ Cedar Rapids has over 2,000 short-term rental listings, but less than 200 were active listings.²⁶



A new boutique hotel is slated for Downtown Cedar Rapids as part of the *1st & 1st* development. This new hotel will help meet some of the demand for downtown lodging.

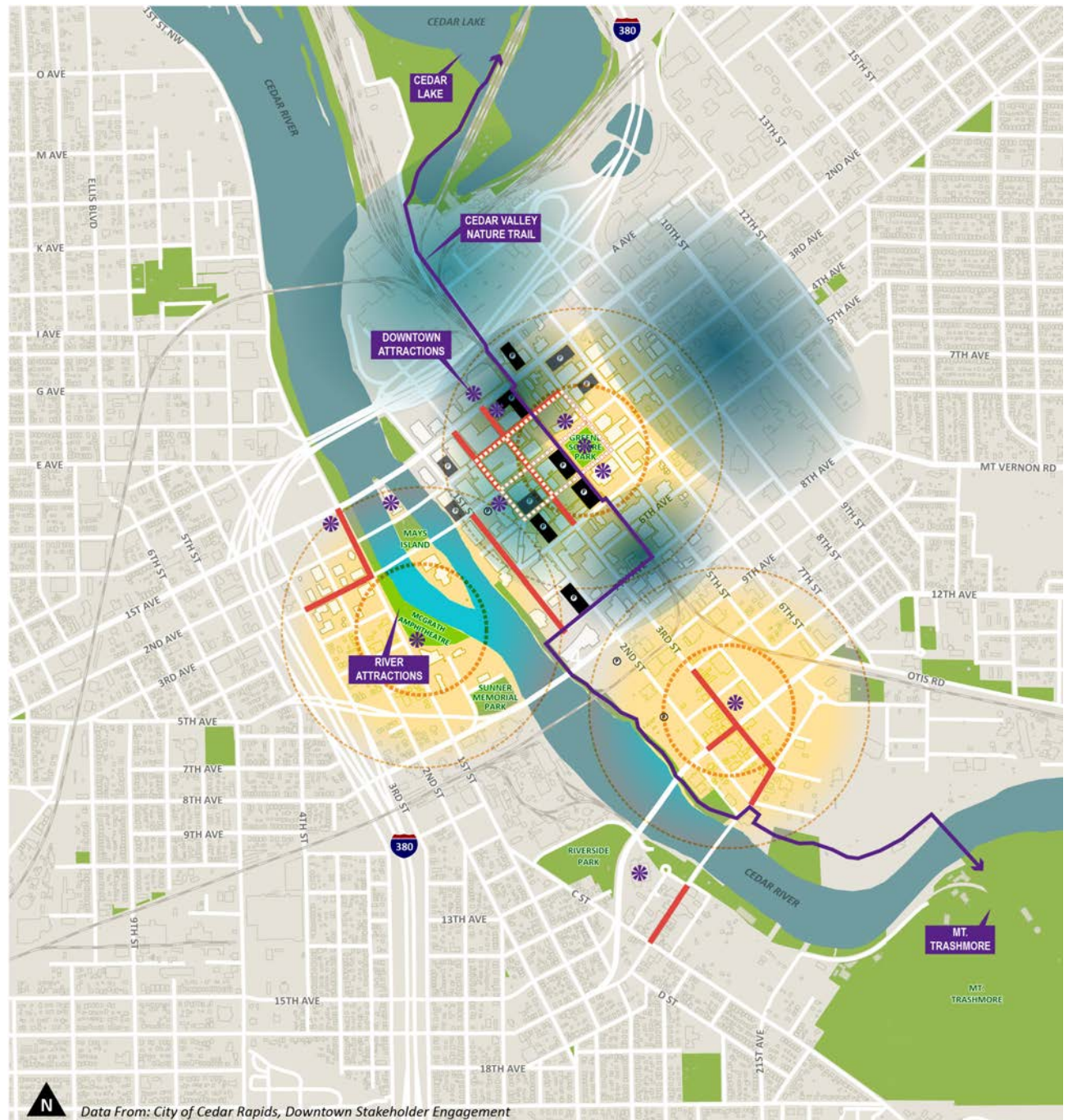
STRENGTHS & OPPORTUNITIES

There are near-term opportunities for additional hotel and lodging options in Downtown.

According to community feedback, there may be an opportunity for a **mid-sized venue to help expand Downtown's live music niche.**

Downtown and city partners should continue exploring ways to build on the outdoor recreation niche.

The map to the right illustrates existing entertainment and recreation amenities in and around Downtown, shown in purple. Key entertainment and cultural amenities located in the Downtown core and adjacent districts include Alliant Energy Power House, the Cedar Rapids Convention Complex, Theatre Cedar Rapids, the Cedar Rapids Museum of Art, Greene Square Park, the Cedar Rapids Public Library, Mays Island, the *1st and 1st* redevelopment, McGrath Amphitheatre, NewBo City Market, the Paramount Theatre, and the National Czech & Slovak Museum. Furthermore, Downtown has a number of recreation amenities that enhance the pedestrian and bicycle experience both within Downtown, and connecting to adjacent districts. Recreation assets include ConnectCR and the Cedar Valley Nature Trail, Cedar Lake, several parks and facilities adjacent to the Cedar River including the Tree of the Five Seasons and McGrath Amphitheatre, and Mt. Trashmore. This strong foundation of cultural, entertainment, and recreation facilities in and around Downtown are strengths, and the subsequent chapters of this plan provide recommendations on how to further leverage this asset base in conjunction with the other market opportunities outlined here.





KEY TAKEAWAYS



Downtown Cedar Rapids has proven to be resilient – rising from the flood and other challenges with an influx of private and public investment.

Downtown Cedar Rapids has recently faced two significant disasters that severely impacted the physical environment in Downtown – the devastating June 2008 flood that caused over \$5.4 billion in damages over 1,000 blocks in the heart of the city, and the August 2020 derecho that destroyed 60% of the City’s tree canopy and numerous homes and structures. Additionally, the Covid-19 pandemic substantially affected the office market and employee work patterns,

previously one of the primary drivers of foot traffic in Downtown, resulting in a sustained lack of vibrancy and challenges to attracting and retaining storefront businesses. Despite these challenges, Downtown Cedar Rapids has proven to be resilient. The Economic Alliance, City of Cedar Rapids, the SSMID, and other civic partners have continued to invest in Downtown’s infrastructure, leveraging flood protection efforts to create community amenities like the

McGrath Amphitheatre, implementing physical improvements like converting one-way streets to two-way streets, and adding new lighting and public art to cultivate a distinct sense of place. Similarly, the private sector has continued to invest in Downtown Cedar Rapids by building new housing, opening locally-owned businesses, and encouraging employees to return to Downtown office buildings on a regular basis.



Downtown has many assets, but needs more consistent activation and reasons to come Downtown for people of all ages.

While Downtown Cedar Rapids has numerous assets that draw people for special occasions including live music and entertainment venues, theaters, museums, the McGrath Amphitheatre, the Cedar Rapids Public Library, and large-scale annual or semi-annual events like the Farmer’s Market, Freedom Festival, and the Night Market, many stakeholders expressed that there are not regular things to do in Downtown for people of all ages, particularly for families with small

children. There is also a growing concern about the perception and reality of safety issues as deterrents for some people to visiting Downtown. The loss of street level vibrancy and foot traffic is one contributing factor to these concerns around safety, compounded by an increase in the unhoused population in and around Downtown. The combined lack of consistent programming and a more visible presence of the unhoused population in Greene Square Park and other

public spaces have become deterrents for many community members to regularly come Downtown. In order to address both concerns, more regular, smaller-scale activations in Downtown public spaces could appeal to and draw a diverse swath of community members, while making people feel safer as foot traffic and vibrancy increases.



Embracing the Cedar River remains a clear community priority.

Like many downtowns, Cedar Rapids historically turned its back to the river running through the heart of the city, instead choosing to front buildings on adjacent streets and using the river corridor for surface parking and industrial activity. While Cedar Rapids has started to embrace the Cedar River and integrate it into Downtown’s physical fabric, primarily leveraging flood protection infrastructure to create new public

space amenities along the river banks, the Cedar River is still not realizing its potential as a unifying component for the Downtown experience, particularly in the built environment. Embracing the Cedar River was a clear community priority in the most recent 2017 Vision Plan update, and continues to be an improvement priority for the community looking forward. The online survey administered as part of this Vision & Action Plan

identified “Embrace the Cedar River” as the top physical improvement priority to achieve participants’ vision for Downtown over the next five years, with a quarter of participants selecting this option. This plan explores ways to better incorporate the Cedar River both into the built environment, and methods for better activating Mays Island, a unique but underutilized asset.

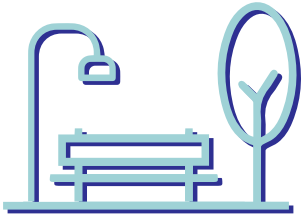


Moving forward, Downtown should continue to evolve into a mixed-use neighborhood.

During the pandemic, the downtowns that proved to be most economically resilient were those that were already becoming mixed-use neighborhoods. Mixed-used, or “complete”, neighborhoods offer a balance of employment opportunities, housing, retail and restaurants, entertainment, and amenities. Downtown Cedar Rapids has been moving in the direction of becoming a complete neighborhood by adding new housing, offering a

variety of civic assets and entertainment venues, and investing in green space amenities like the revamp of Greene Square Park, the ConnectCR trail system connections, and new public spaces along the riverfront. However, Downtown is still heavily office-based, and has been struggling with street level vibrancy since the pandemic, as several large employers have not yet required the return of office employees, resulting in

less consistent foot traffic. To continue to build resilience, it is important that Downtown continue to explore opportunities for a mix of additional housing unit types, diversify the storefront economy by adding retail and expanding restaurant offerings, and add resident-serving amenities like convenience retail and dog parks as the residential population grows.



Key catalytic initiatives focused on the public realm are recommended to attract additional private investment, connect key activity areas, and help make Downtown a stronger regional destination.

A catalytic project is one that has the potential to have lasting positive impacts on Downtown and to spur additional public and private investment around it. Most Downtown property is owned by private entities, and improvements are dependent on multiple factors, such as property owner's willingness and financial means to redevelop, access to capital, partnerships,

existing leases, and more. However, publicly owned streets, sidewalks, bridges, and parks may also offer catalytic opportunities. Based on the assessment of Downtown market opportunities, property ownership and conditions, surrounding economic activity, and interviews with Downtown stakeholders and the broader community, three catalytic projects in the public realm were

identified, organized around the three goal areas that comprise the core of Vision & Action Plan recommendations. These catalytic projects, along with tactics to support each project, should serve as preliminary guidance to get conversations started and generate excitement about future possibilities.



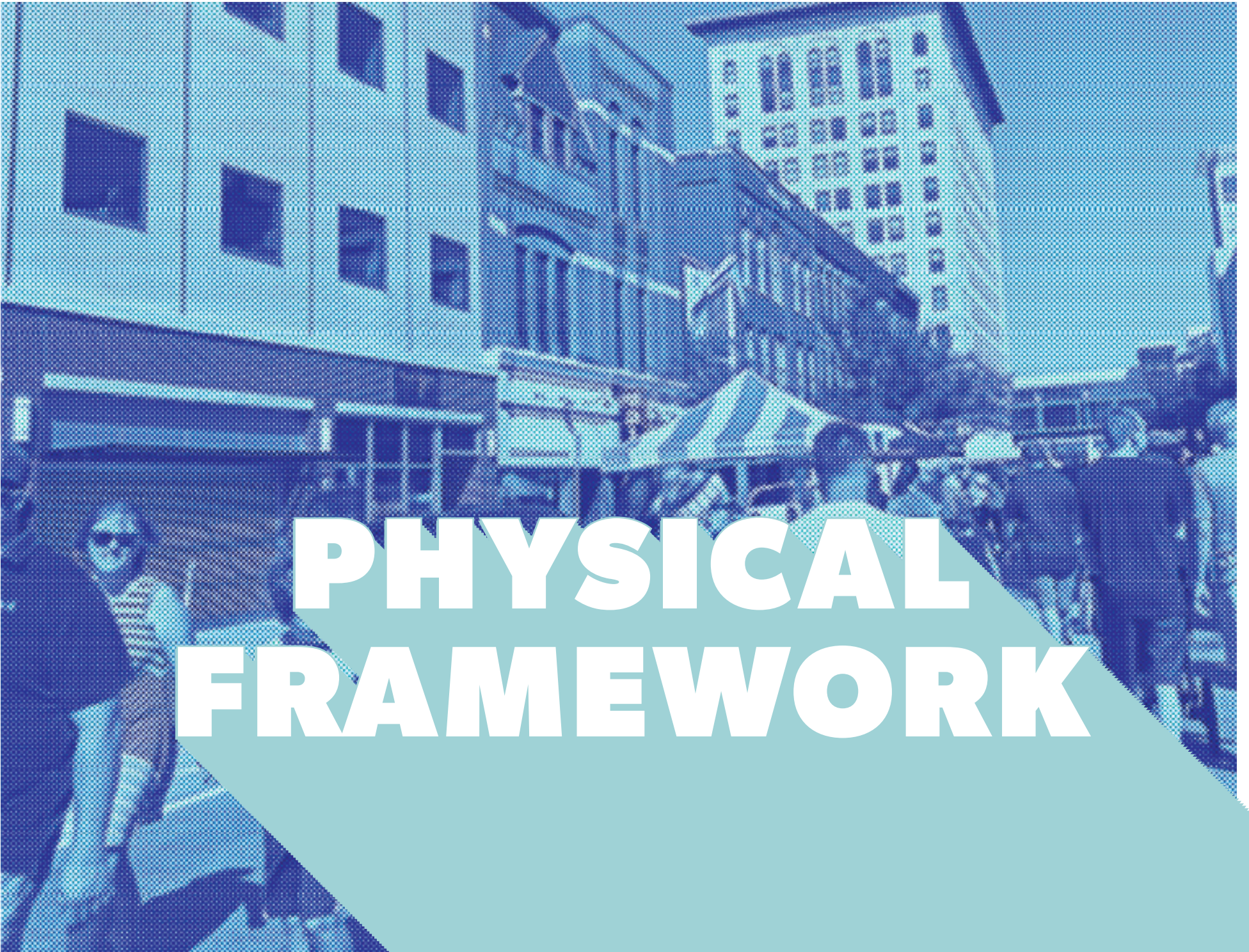
To optimize services and support plan implementation, and to align with national best practices, a strengthened public/private downtown management approach is needed.

Cedar Rapids currently has many of the organizational players that are needed for successful implementation of a forward-looking Downtown plan. This planning process already demonstrates partnership and commitment between the City of Cedar Rapids, the Cedar Rapids Metro Economic Alliance, the Downtown-focused SSMID (self-supporting municipal improvement district), and the private sector. Each entity is a financial sponsor of this Vision & Action Plan (plus the 2001 Development Corporation),

and each is committed to continue to work together to realize Downtown's potential. The implementation of the Downtown Cedar Rapids Vision & Action Plan will require collaboration among the City, the private sector, and a variety of civic partners.

As part of the planning process, the current organizational alignment and focus on Downtown was analyzed. Pros and cons of the existing Downtown management structure are provided

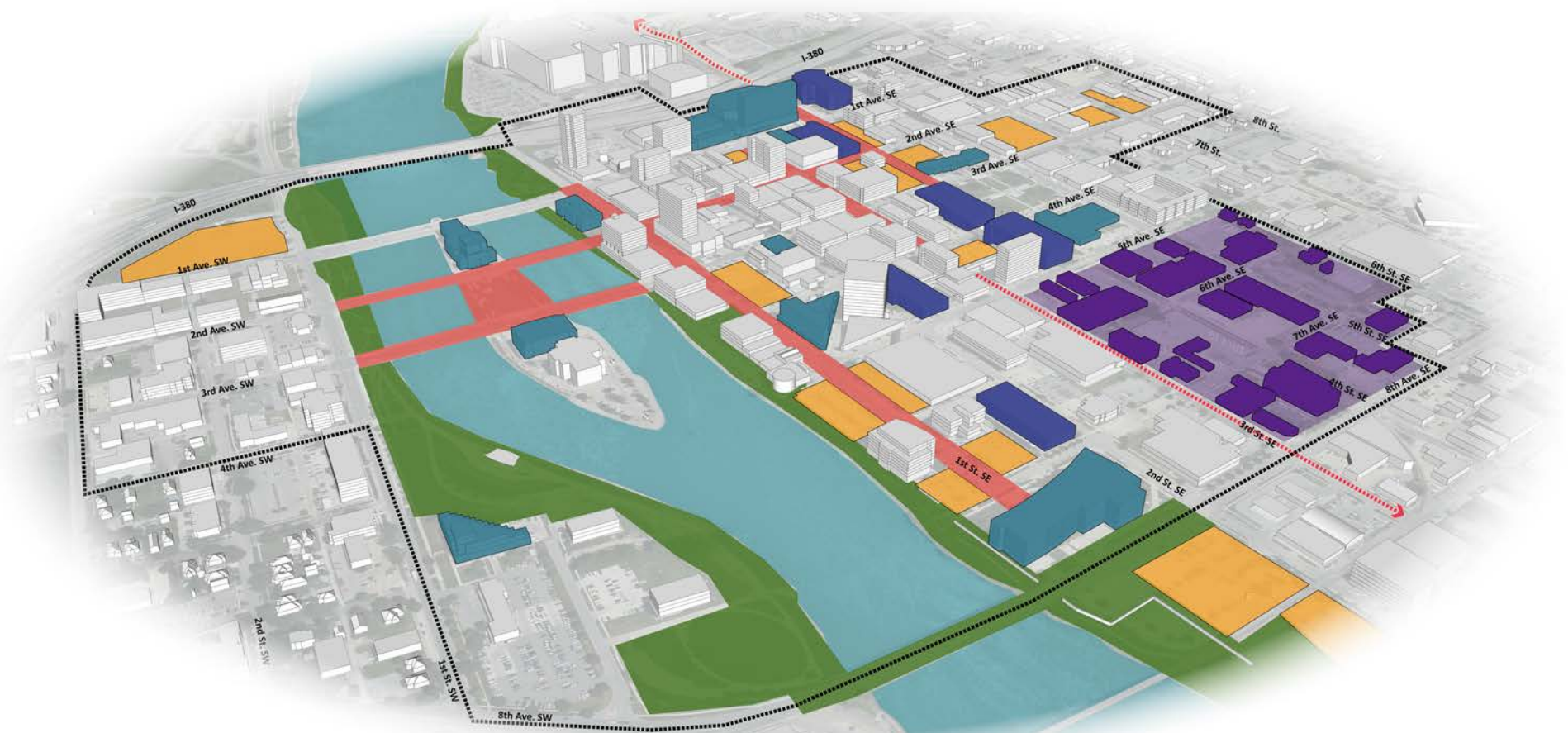
along with two alternatives for optimizing community resources and energy to improve Downtown moving forward: either creating a more distinct business center for Downtown within the Economic Alliance, or having the SSMID contract with an independent non-profit Downtown organization, which is the most common model for downtown management nationally. A full analysis of each option is provided in the 'Organizational Alignment' section of Chapter 7: Implementation, along with recommended next steps.




PHYSICAL FRAMEWORK

PHYSICAL FRAMEWORK OVERVIEW


The creation of this physical framework was informed by community outreach and guided by key findings from the market assessment. It provides an overarching guide for future development and physical improvements in Downtown over the next five years. The physical framework is comprised of several key elements that serve as the building blocks for the recommendations and actions found in subsequent sections of the Vision & Action Plan:



 SSMID Boundary

 Opportunity Sites

 Flood Recovery Projects

 Public / Entertainment Destinations

 Manufacturing / Maker Hub

 Catalytic Projects

 Public Parking Ramps

1 PUBLIC/ ENTERTAINMENT DESTINATIONS

Existing civic destinations, such as the Cedar Rapids Public Library, museums, the Convention Complex, the Ground Transportation Center, and City and Federal government buildings, are cultural anchors in Downtown. Additionally, there are several theaters and entertainment venues that serve as significant draws such as the Paramount Theater, Theatre Cedar Rapids, and the Alliant Energy Power House. These are important destinations that draw people in from elsewhere in the city and region. Improving physical and experiential connections between these assets is a key component of the recommendations in this plan.

2 PUBLIC PARKING RAMPS

Downtown Cedar Rapids is fortunate to have an abundant parking supply with roughly 5,300 off-street parking spaces, primarily located in parking ramps that are distributed throughout the urban core. The amount of structured parking in Downtown is a strength, as it provides a more efficient use of space than surface parking. Additionally, the entire Downtown parking system is currently not fully utilized, creating an opportunity for infill development on surface parking lots while retaining abundant spaces for businesses, residents, and visitors in the existing public parking ramps. Recommendations for public realm improvements and directional signage are intended to leverage the locations of and availability in existing public parking ramps. There may be opportunities to redevelop older parking ramps that are past their useful life cycle to add more uses to Downtown, while also providing public parking.

3 OPPORTUNITY SITES

Opportunity sites are areas where redevelopment or new development may occur during the five-year life cycle of this Downtown Vision & Action Plan, and beyond. A key community priority that emerged from online survey was to redevelop and repurpose underutilized surface parking lots and vacant buildings and lots within Downtown, which 19% of survey participants selected as their top physical improvement priority over the next five years. Opportunity sites were selected for one of three reasons:

- The site is currently underutilized, including surface parking lots, at key locations within Downtown that if developed or redeveloped, have the potential to make a positive impact on the overall vitality of Downtown.
- The site was identified in the 2017 Downtown Vision Plan and has yet to be developed or redeveloped.
- The site was identified through outreach to Downtown stakeholders and through the community-wide online survey administered during this planning process.

4 MANUFACTURING/ MAKER HUB

Cedar Rapids' primary industries have long been closely tied to agriculture and manufacturing, with notable large-scale agriculture-based manufacturers adjacent to Downtown, including Quaker Oats and Cargill. Downtown is also home to a cluster of smaller scale, niche manufacturing businesses as well as specialty businesses occupying repurposed industrial spaces. The area between 8th and 5th Avenues, from 2nd Street to 7th Street, exemplifies this land use, and this area provides an opportunity to build on the community's agriculture and manufacturing heritage while diversifying the types of manufacturing and agricultural activities that happen in areas adjacent to Downtown.

5 FLOOD RECOVERY PROJECTS

The Cedar River Flood Control System (FCS) Master Plan, created following the 2008 flood, identifies four areas in Downtown where extensive flood control improvements have been implemented, are in the process of being implemented, or are in the planning and design phase. These projects will not only protect Downtown Cedar Rapids from the impacts of flooding, but will create new public realm amenities for the community. Rather than duplicating the vision and recommendations laid out in the FCS Master Plan, this plan supports continuing the implementation of these efforts, which include:

- **Tree of Five Seasons:** located on the Cedar River west of 1st Street NE between 1st Avenue and I-380 – completed in 2023
- **White Water Course:** located on the Cedar River east of 1st Street NW between 1st Avenue and I-380
- **4th Avenue Plaza & Promenade:** located on the Cedar River west of 1st Street on 4th Avenue
- **Festival Grounds:** located on the Cedar River between 7th Avenue and the 8th Avenue Bridge and east of Valor Way

6 CATALYTIC PROJECTS

Three catalytic public realm projects are recommended for Downtown over the next five years. These projects build on the elements of the overall physical framework outlined above, and align with the three goals laid out in the next chapter of this Plan. If implemented, these projects can have a transformative impact on Downtown by not only creating new amenities and gathering spaces for the Cedar Rapids community and connecting existing amenities, but also by spurring additional private development and investment. The three catalytic projects are:

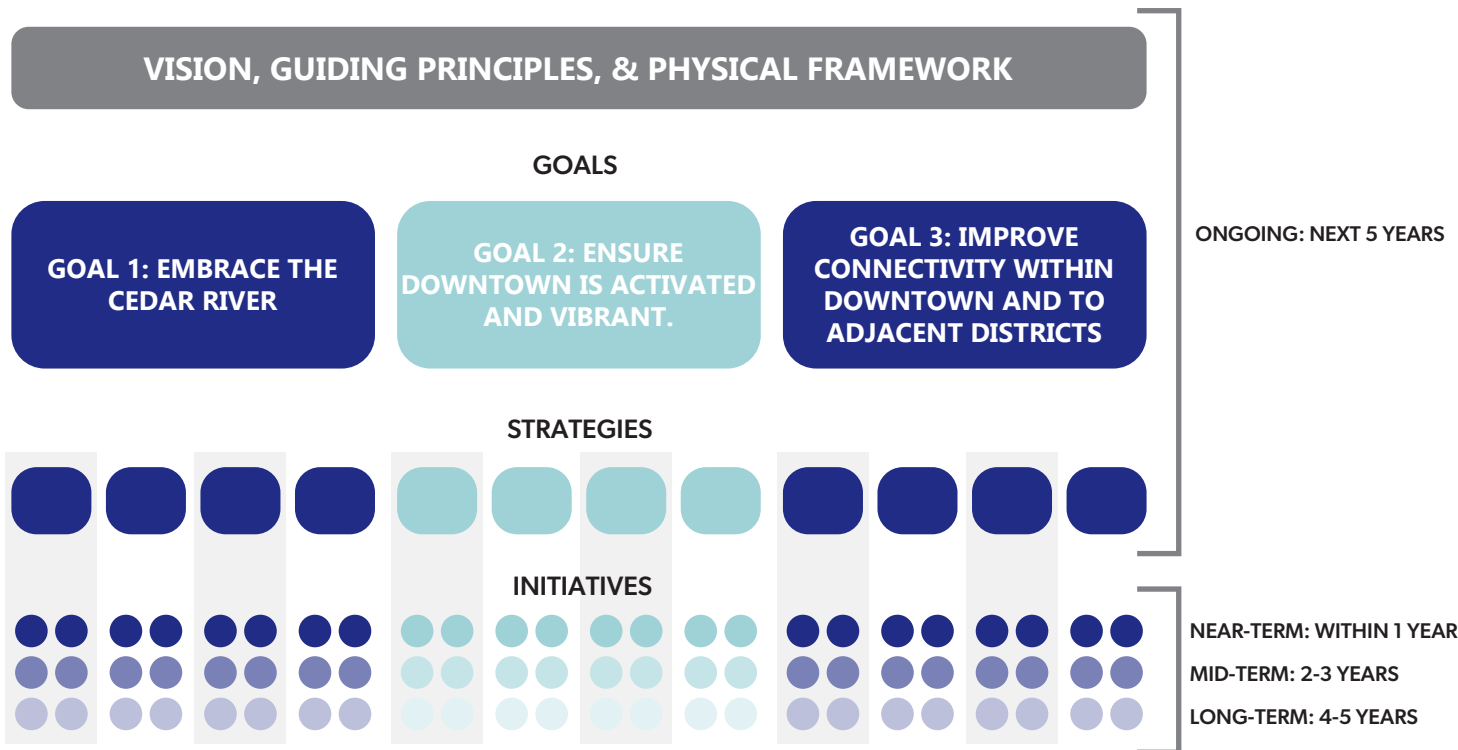
- **River Activation Opportunity Sites and Mays Island Activation** – Design 2nd Avenue as a flexible/festival street or “linear park” connecting Kingston to Downtown. Allow the 2nd Avenue Bridge to be shut down to cars during special events or permanently to expand activation and Cedar River engagement. Explore opportunities to better utilize Mays Island, turning it into a destination with broad community appeal. Pursue infill development on surface parking adjacent to the Cedar River.
- **3rd Street Festival Street** – Design 3rd Street to be a flexible/festival street that could be shut down to cars during unique times (weekends, Farmer’s Markets, special events, etc.). Focus storefront activation efforts in strategic locations in Downtown, focusing first on 3rd Street.
- **Cedar Valley Nature Trail Connection** – Pursue short- and long-term improvements to the trail connection from Downtown across the rail tracks to Cedar Lake.



RECOMMENDATIONS

RECOMMENDATION STRUCTURE

Vision & Action Plan recommendations are constructed as follows. The plan identifies three goal areas with corresponding strategies, catalytic projects, and short-, mid-, and long-term actions for Downtown physical improvements and policies. Recommendations are designed to guide the Economic Alliance, SSMID, City, the development community, and downtown stakeholders for the next five-year investment cycle. For actions and tactics within each goal and strategy, timelines and responsible parties are identified to aid in implementation.



VISION FOR DOWNTOWN

Community input received through the Vision & Action Plan process was collected and synthesized into the community's vision for Downtown Cedar Rapids:

Downtown Cedar Rapids is the vibrant hub of the Eastern Iowa region where the past meets the future, entrepreneurship flourishes, diversity is celebrated, and innovation is embraced.

GUIDING PRINCIPLES

To align with EnvisionCR, this Downtown Vision & Action Plan carries forward the guiding principles developed through stakeholder conversations and broad public input sessions that were part of the comprehensive planning process. These guiding principles, pulled directly from EnvisionCR, are intended to support both the City’s vision statement and the vision for Downtown laid out in this plan, and to permeate through all recommendations found in the subsequent sections of this plan:

Achieve a Unified Vision

Cedar Rapids desires to facilitate a regional environment that supports not just individual community or neighborhood needs, but recognizes the importance of regional collaboration and regional vision. Cultural exchange, rather than single direction transfers, is essential to this vision. Cedar Rapids residents want to see New Bohemia, Paramount, Czech Village, the McGrath Amphitheatre, and more coalesce into a critical cultural mass with traction.

Live Healthy

Healthy places support residents’ mental and physical health and in so doing, quickly attain a “buzz” – a distinction as a place for families and young professionals to call home. Cedar Rapids has been designated a Bicycle Friendly Community and recently named an All-American City. These designations confirm Cedar Rapids’ alignment with this principle.

Strengthen Neighborhoods

Strong neighborhoods honor the traditions of the past, but keep a mindful eye to resident needs for the future – through social, cultural, work, health, learning and recreation opportunities. Developing neighborhoods rich in living options supports the community of choice theme and builds community character. Equity is a key component to building strong neighborhoods and communities. Inclusion of all, regardless of age, gender identity, race, income, and many other social characteristics, is an essential part of creating a more equitable society. Considering the needs of our most vulnerable residents helps build stronger neighborhoods for all.

Keep Business Vibrant

Cedar Rapids continues to support and benefit from the long-term employers, many with agricultural, technological, or other innovative roots. New opportunities emerge through entrepreneurship, incubators, and innovation corridors. Cedar Rapids has enjoyed success through attracting small satellites of larger businesses and encouraging their local growth.

Connect the City

Cedar Rapids’ growth of the future includes increased linkages and/or bringing services and choices together for access, collaboration, and synergism. Connections between people are as important as connections between places. Residents seek physical connections that reflect the “community choice” theme. Walking, cycling,

and public transportation must be as accessible as options for the car. Closer proximity of areas where residents can live, work, learn, and play allow for easy pathways and/or merged services.

Embrace the Outdoors

A post-flood Cedar Rapids has already made great strides in embracing its natural systems. Relatively recent studies speak to the value of environmentally sensitive areas and large tracts of habitat to support diverse plants and wildlife. As the City develops the Flood Control System, it is important to maintain our connection with the Cedar River. We should recognize our river as an asset and enhance opportunities for residents to connect with nature and enjoy recreation opportunities on and around the river.

Streamline Services

Many see the public-private partnership, in varied configurations, as one of the paths to Cedar Rapids’ future success. They see those partnerships most enriched through government systems that foster collaboration and coordination. One-stop shops, all stakeholder roundtables and consistency across boundaries in rules and rule-making surface as potential tools for Cedar Rapids’ progressive future. The City of Cedar Rapids has a strong culture of innovation and adaptability, which has served well to allow the City to react to unanticipated events and circumstances. This philosophy should continue to grow as we strive to improve services and react to ever changing conditions.

GOALS, STRATEGIES, & CATALYTIC PROJECTS

GOAL 1: EMBRACE THE CEDAR RIVER

WHY IT MATTERS

Embracing the Cedar River has long been a top community priority, and was identified as the top physical improvement priority for Downtown in this planning process. There has been significant traction around embracing the Cedar River since the catastrophic 2008 flood, as numerous projects to enhance flood protection along the riverfront have also included public amenities like McGrath Amphitheatre and the Tree of Five Seasons Park. There are several additional projects in the pipeline that similarly leverage stormwater management improvements into new public spaces along the Cedar River. While riverfront design has come a long way, there are abundant opportunities for the existing built environment to better embrace the river through features such as creating a presence and frontage on both sides of buildings instead of just on 1st Street, or offering outdoor dining experiences, either as patios or on rooftops overlooking the Cedar River. There are also several great candidates for infill development on surface parking lots located between 1st Street SE and the Cedar River and at 1st Street SW and 1st Avenue, which offer optimal opportunities to showcase how the Cedar River can be embraced in the built environment by new development.

Another stakeholder priority that emerged during roundtable meetings is better utilization of Mays

Island. Mays Island is a truly unique and special asset, but is not being used to its fullest potential. Currently, the island is anchored by the Linn County District Court and Correction Center and adjacent parking on the southern portion of the island, and the Veterans Memorial Building on the northern portion of the island, with a green space in between called Plaza Park. The Linn County facilities on the southern portion of the island are unlikely to move during the life cycle of this plan, and as such, recommendations in this Vision & Action Plan focus on ways to better utilize Plaza Park, the Veterans Memorial Building, and the 2nd Avenue Bridge. This overarching goal and the subsequent strategies, catalytic project, and actions found in the next chapter offer extensive recommendations around how to better embrace the Cedar River and utilize Mays Island over the next five years.

Survey participants selected “Embrace the Cedar River” as their top physical improvement priority for the next 5 years.

STRATEGIES

To achieve this goal, the following strategies are recommended:

1. ***Incorporate the Cedar River in the built environment.***
2. ***Convert the 2nd Avenue Bridge to a flexible festival street in the short-term and a linear park in the long-term.***
3. ***Activate Mays Island.***
4. ***Continue to enhance public spaces adjacent to the Cedar River and support implementation of the Cedar River Flood Control System (FCS).***

CATALYTIC PROJECT – RIVER ACTIVATION OPPORTUNITY SITES

Encouraging new and infill development around the Cedar River will help activate the public spaces and catalytic capital improvements proposed in this plan. The yellow shapes on the following diagram indicate some of these development opportunities in Kingston Village (north of Kingston Yard development and south of McGrath Amphitheatre) and along 1st Street East (between 3rd and 8th Avenues.)

New development should consider:

- Preserving and celebrating views of the river within the development.
- Providing activation spaces that front onto the river, such as balconies, outdoor café seating, and semi-public spaces that blend into the riverfront park system.
- Building forms that are compatible with their surroundings.
- Development along 1st Street East should contribute to a unique skyline as viewed from I-380 and seek to activate both sides of the development – fronting both onto the river AND 1st Street East.
- Contributing uses that activate downtown such as residential, active ground floors, and office space.
- Contributing to proposed public realm improvements such as the 1st Street elevated streetscape.

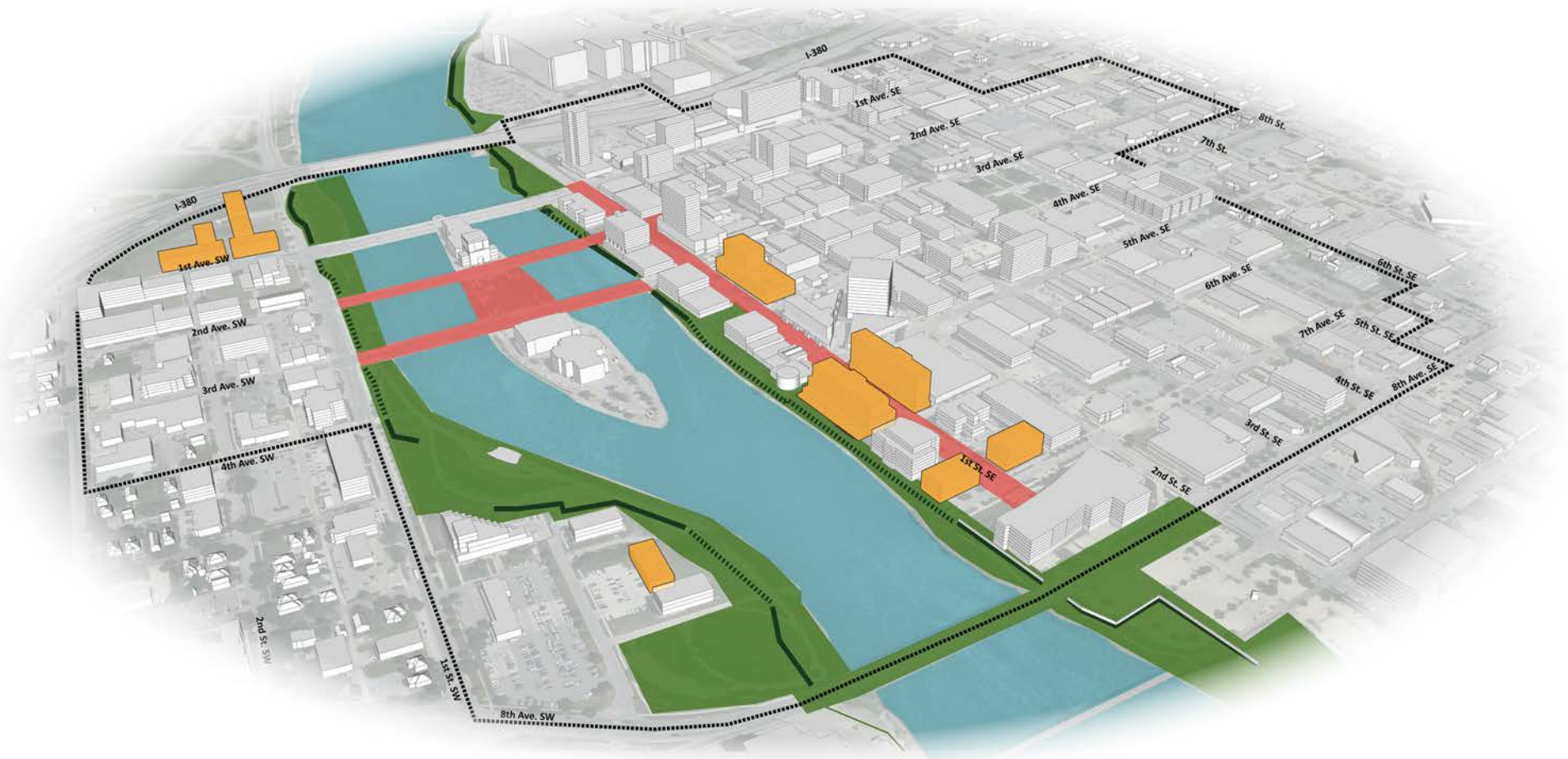
River Activation Opportunity Sites Precedent: Milwaukee, WI



The Milwaukee RiverWalk project was initiated in 1988. Initial preparation steps included removing a dam at the beginning of the RiverWalk, building an underground sewage holding facility, and pollution clean-up. The RiverWalk has been constructed in phases and is currently more than 12,500 feet long and is activated with river-facing residential development, retail and dining, public art, and recreational activities like kayaking. RiverWalk construction is funded through a public-private partnership in which private property owners pay 22 percent of the cost of construction and the City of Milwaukee pays the remaining 78 percent. The City funds its portion of the RiverWalk through a dedicated development capital fund and nine tax increment financing districts. The City also partners with business improvement districts for regular trail maintenance. The total RiverWalk investment as of 2018 was between \$50 and 60 million, and the RiverWalk is estimated to have increased adjacent property values by around \$1 billion.

Image and information from city.milwaukee.gov

River Activation Opportunity Sites



- SSMID Boundary
- Permanent Wall
- Removable Wall
- Flood Recovery Projects
- River Activation Opportunity Sites
- Catalytic River Activation Projects

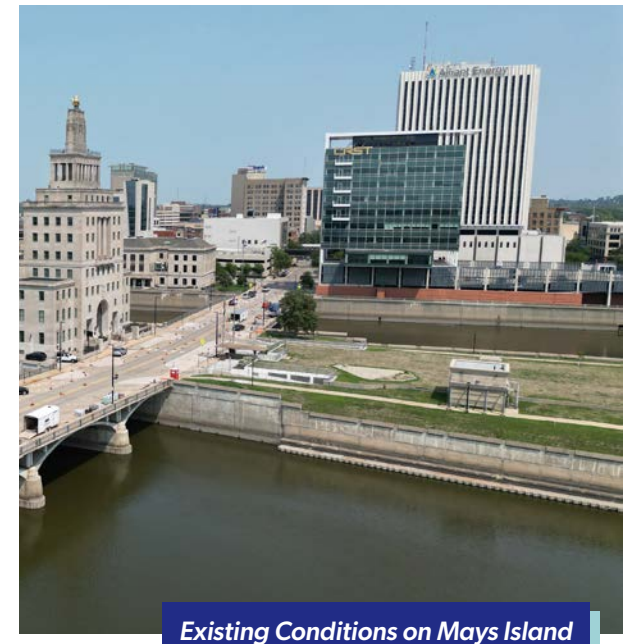
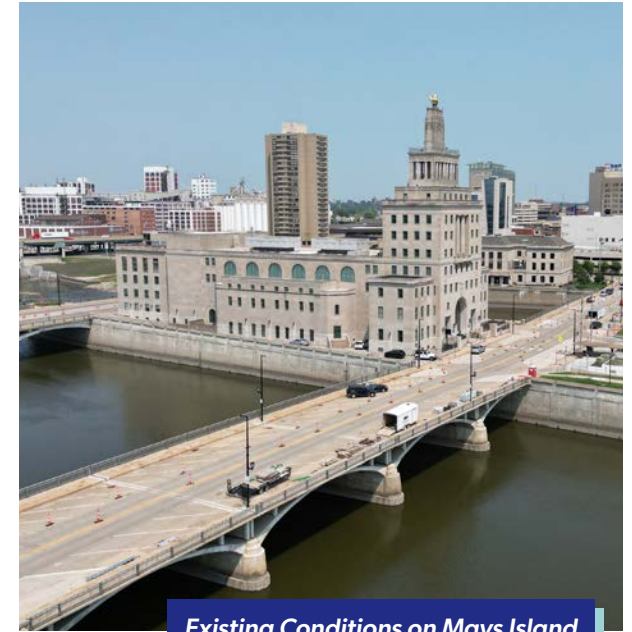
CATALYTIC PROJECT – MAYS ISLAND ACTIVATION

2nd Avenue Bridge

2nd Avenue and the 2nd Avenue Bridge across Mays Island present a unique opportunity to connect Downtown to Kingston Village and provide enhanced and activated public space for both districts. The 2nd Avenue Bridge is determined to have the greatest potential to be utilized as a pedestrian and bicycle connection, with vehicular traffic focused primarily on 1st and 3rd Avenue Bridges. As the Kingston Yard development takes shape, 2nd Avenue is the logical pedestrian and bike connector to access these new Downtown amenities. It should be noted that a pedestrian bridge was recommended in the prior Downtown Vision Plan around 4th Avenue crossing Mays Island to McGrath Amphitheatre (on the southern end of Mays Island behind the correctional facility). While this idea can remain a possibility for the future, it is not anticipated during the lifetime of this plan since the correctional center is still an active use and there is currently a lack of financial resources to construct a new bridge. Instead, this plan focuses on improvements to the 2nd Avenue Bridge while also acknowledging that pedestrian and bike improvements to the 3rd Avenue Bridge could also help improve connectivity between Downtown and the McGrath Amphitheatre.

The 2nd Avenue Bridge recommendations include:

- In the short-term, testing out closure of the Bridge to vehicles during regular days/times in certain seasons, or just for special events.
- During the closures, assessing the traffic and parking impacts to the 1st Avenue and 3rd Avenue Bridges to make sure there are no significant negative impacts to Downtown circulation and parking.
- In the long-term, designing the Bridge as a “flexible” space that allows vehicular travel lanes and parking but can also easily be shut down to cars and configured as a linear pedestrian plaza/park. This could include, but is not limited to: special paving, additional pedestrian-scaled lighting, trees and landscaping in planters, benches/seating areas, power distribution and locations for tents to set up during festivals.
- Funding a design plan for long-term improvements to the 2nd Avenue Bridge and Plaza Park so they are seamlessly integrated, as suggested in the following graphics.
- Exploring the feasibility of extending the 2nd Avenue flex street concept beyond the Bridge to 3rd Street.



PLAZA PARK AND VETERAN'S MEMORIAL BUILDING OPPORTUNITIES

Along with the physical improvements to 2nd Avenue and the Bridge, there are other opportunities to activate Mays Island to create a unique destination in Downtown. Mays Island is currently underutilized even though it is a visible and unique asset to Cedar Rapids. The City should focus on energizing the western portion of the island by redesigning Plaza Park and looking for opportunities to adaptively reuse the Veteran's Memorial Building.

Plaza Park and Veteran's Memorial Building recommendations include:

- Conducting an assessment of the structural integrity, utilization, and life span of the underground parking facility.
- In the short-term, after a structural assessment is completed, considering low-impact/low-cost improvements that can help activate the park without compromising the structural integrity of the parking facility, such as:
 - Improvements to the park edges that face onto the river that are not above the parking structure, such as: additional landscaping and trees, shade structures, picnic areas, boardwalks, and fishing and viewing areas.
 - Test out activation of the lawn area with uses such as: a dog park or pop-up events like a food truck festival where food trucks park on 2nd Avenue and people are invited to picnic in the park.
- In the long-term, if it is deemed that the underground parking facility is not needed, designing the park to become a central feature of Downtown with the ability to host festivals

and other events, install landscaping, add a significant public art feature/"selfie spot", and other park amenities that may be lacking in other locations Downtown. This park should feed into the larger flood recovery riverfront park projects and serve as a central feature for the riverfront park network.

- As stated in the previous section, funding a design plan for long-term improvements to the 2nd Avenue Bridge and Plaza Park so they are seamlessly integrated, as suggested in the following graphics.
- Identify and actively recruiting uses that could activate the Veteran's Memorial Building such as: a boutique hotel, coworking spaces, community arts center, a performance venue, food hall or indoor market, residences, non-profit space, offices, or other uses.

3rd Avenue Bridge

While 3rd Avenue has had recent investments in bicycle infrastructure, the 3rd Avenue Bridge could also benefit from additional improvements to complete the Mays Island transformation and to improve the pedestrian experience. These improvements could better connect people from Downtown parking ramps to the McGrath Amphitheatre during concerts and large events and to bring people into Plaza Park from 3rd Avenue.

3rd Avenue Bridge recommendations include:

- Implementing a raised crosswalk from the Linn County Correctional Center to Plaza Park.

- Formalizing the protected bike lanes with permanent curbs and landscaping (replace the planters.) Assess the structure of the Bridge and type(s) of trees/landscaping that could be added these medians.
- Add pedestrian-scaled lighting and signage directing bicyclists and pedestrians to downtown destinations.



Existing Conditions on the 3rd Avenue Bridge

MAYS ISLAND ACTIVATION OPPORTUNITIES



EXISTING/PLANNED PROJECTS

- ❶ Whitewater Course
- ❷ Tree of Five Seasons Park
- ❸ Kingston Village Redevelopment
- ❹ Flood Recovery Riverfront Trails

2023 PLAN: PROPOSED PROJECTS

- ❶ Veteran’s Memorial Building Reuse/Activation
- ❷ Plaza/Gateway to Plaza Park
- ❸ 2nd Avenue Festival Bridge and Linear Park
- ❹ Flower/Pollinator Garden
- ❺ Flexible Lawn Area
- ❻ Picnic/”Beach” Area
- ❼ Boardwalk/Fishing Area
- ❽ Iconic Public Art/Gateway
- ❾ 3rd Avenue Bridge Upgrade

**Bridge to Flexible
Street/Linear
Park Precedent:
Spokane, WA**



The Howard Street Bridges have connected northern Spokane across the Spokane River to Downtown since 1881. Over time they carried street cars, pedestrians, and automobiles. The three Howard Street Bridges never reopened for vehicular traffic after the creation of Riverfront Park for the Expo '74 World's Fair. In 2014, the city passed a \$64 million Riverfront Park bond that included a reimagining of the Howard Street Bridges into a series of promenades and plazas to connect people physically and visually in the heart of Spokane. Intended to host vendors and events, the project was completed after the Howard Street South Channel Bridge and Promenade opened in 2018.

The Utilities Department funded the Howard Street South Channel Bridge replacement cost of \$6.6 million through remaining, previously issued corridor bonds. The Howard Street Promenade cost \$8.7 million and came out of the \$64 million Riverfront Park bond.

Image and information from <https://www.bergerpartnership.com/activity/howard-street-promenade-opens-at-riverfront-park/>

**Bridge to Flexible
Street/Linear
Park Precedent:
Cincinnati, OH**



Originally called the Newport & Cincinnati Bridge, the Purple People Bridge has connected Cincinnati, Ohio and Newport, Kentucky cities since its construction as a rail bridge over the Ohio River in 1872. After a streetcar that went over the bridge closed in 1940, the center track was turned into a pedestrian walkway. In 2001, the bridge permanently closed to vehicles due to structural deterioration and in 2002, the Kentucky legislature allocated \$4 million to fund the bridges restoration. A partnership between the City of Newport and the Southbank Partners led the bridge's restoration, which included painting it purple and renaming it the Purple People Bridge. A new non-profit, the Purple People Bridge Company, was then created to maintain the bridge which now hosts regular events and concerts, and is available for private rentals. In 2022, the non-profit launched a go-fund me campaign and received a grant of \$175,000 grant from the Kentucky Department for Local Government's Recreational Trails Program to repair and repaint the bridge. The main source of funding for day-to-day maintenance is event and sign rentals on the bridge.

Image and information from <https://cincinnati.com>

GOAL 2: ENSURE DOWNTOWN IS ACTIVATED AND VIBRANT

WHY IT MATTERS

While Downtown Cedar Rapids has destination appeal and large-scale, signature events that periodically draw people in from elsewhere in the City and region for a few hours or a day, Downtown does not feel lively or vibrant on a consistent basis. There are several contributing factors, such as limited retail options, an absence of regular programming and activation, increasing competition from adjacent districts like Kingston Village, New Bohemia, and Czech Village, and a perception that Downtown is unsafe. These factors were exacerbated by the pandemic as the loss in consistent employee foot traffic accelerated these challenges, and has been coupled with a rise in the unhoused population in Downtown.

Given the breadth of these challenges, now is an opportune time to keenly focus storefront activation efforts along key corridors in the core of Downtown to create a more pronounced restaurant and retail destination, beginning with 3rd Street between 1st Avenue and 4th Avenue. 3rd Street is the historic main street spine running through Downtown, connecting several key assets such as the Convention Complex, Alliant Energy Power House, and Theatre Cedar Rapids through the heart of Downtown into New Bohemia. The groundwork for this recommendation was also laid out in the 2017 Vision Plan, which recommended

focusing on 3rd Street as a “signature street” in Downtown. Once success with this concept is demonstrated along 3rd Street and adjacent streets, there will be ample opportunity to spread storefront activation efforts elsewhere in Downtown. In order to differentiate 3rd Street and create a more distinct sense of place, public realm enhancements are recommended for 3rd Street between 1st Avenue and 4th Avenue. The overarching goal of increasing vibrancy in Downtown in a focused way, and the subsequent strategies, catalytic project, and actions found in the next chapter outline recommendations on how to spark more activation and vitality in Downtown Cedar Rapids over the next five years, focusing on 3rd Street as the catalyst.

Survey participants selected “Continue diversifying restaurant and bar offerings” as their top service or program priority for the next 5 years.

STRATEGIES

To achieve this goal, the following strategies are recommended:

1. ***Enliven the storefront economy and diversify ground floor offerings.***
2. ***Ensure Downtown is clean, safe, and welcoming.***
3. ***Attract and retain primary jobs in Downtown.***
4. ***Add public art and other physical place enhancements.***
5. ***Provide regular programming in Downtown public spaces.***
6. ***Explore opportunities for infill development, redevelopment, and adaptive reuse of existing spaces.***

CATALYTIC PROJECT – 3RD STREET FESTIVAL STREET

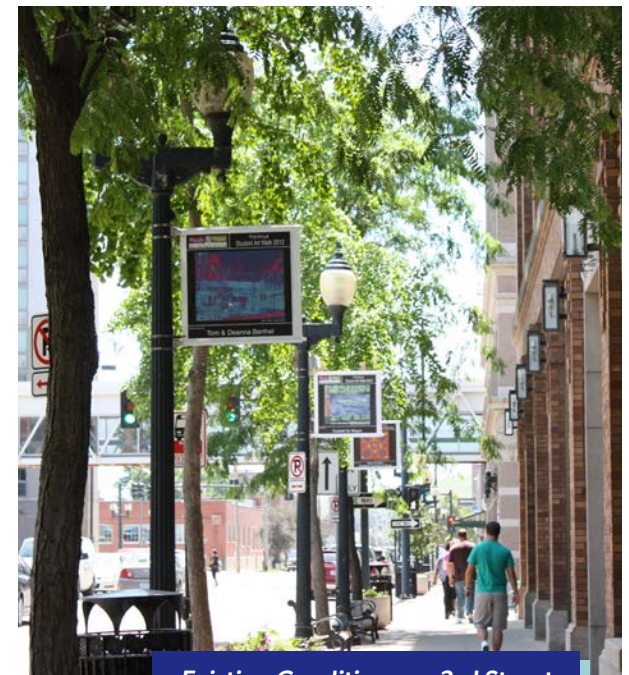
3rd Street should continue to be a focus for connecting Downtown to NewBo and Czech Village. An opportunity presented in this plan is to help activate and bring economic development to 3rd Street by investing in the street design and moving the primary Cedar Valley Nature Trail connection from the railroad tracks to 3rd Street (from 2nd to 7th Avenues). Bike lanes were recently added to 3rd Street, which have created a multi-modal environment, yet there is still unused space in the middle of the street. This plan recommends taking the multimodal design a step further and creating a “festival” street from 1st to 4th Avenues. These three blocks could be redesigned to elevate the experience and encourage new, active uses. 3rd Street from 2nd to 4th Avenues is part of the existing farmer’s market route which already functions as a flexible street by redirecting vehicle traffic during the summer farmer’s market weekends. Additionally, the street terminates at the Alliant Energy Power House and Convention Center, which provides a significant concentration of pedestrian activity during events. Other streets were examined as potential candidates for a festival street as well, including 2nd Street and 2nd Avenue. 2nd Avenue is still considered a catalyst street to connect Downtown to Kingston Village (see page 68). 2nd Street has a concentration of restaurants and could still be considered for streetscape improvements, but was not selected as a festival street due to the need for that street to connect to the I-380 on-ramp. 3rd Street was also a primary focus of the last Downtown Vision Plan and this plan provides recommendations to further that vision.

3rd Street Festival Street recommendations include:

- In the short-term, testing out closing the street to automobiles from 1st to 4th Avenues and hosting special events.
- Engaging property and business owners, as well as the general public, in the future design of the street. Two options are provided in this plan for consideration:
 - **Option #1** is a less-intensive design change that extends the north side (sunny side) of the street for pedestrians and bicyclists. It consolidates the two bike lanes into one “cycle track” which would serve as the Cedar Valley Nature Trail through Downtown with a related design theme to celebrate it as a unique urban part of the trail system. The west side of the street is also able to gain space to create wider sidewalks and outdoor dining opportunities. Travel lanes and parallel parking are also provided and would function as the street does today when cars are allowed. During festival configurations, pedestrians and market space would take over the center of the street allowing for expanded dining opportunities along the sidewalks. In this option, the existing street trees would be able to remain in their same locations to save existing healthy trees.
 - **Option #2** is a curbside street design that expands the sidewalk space adjacent to the buildings on both sides of the street substantially and then consolidates vehicular and auto traffic in the center of the street. In order to combine vehicular and bicycle traffic, the street would be designed in a way that travel speeds would be reduced to 15 miles per hour

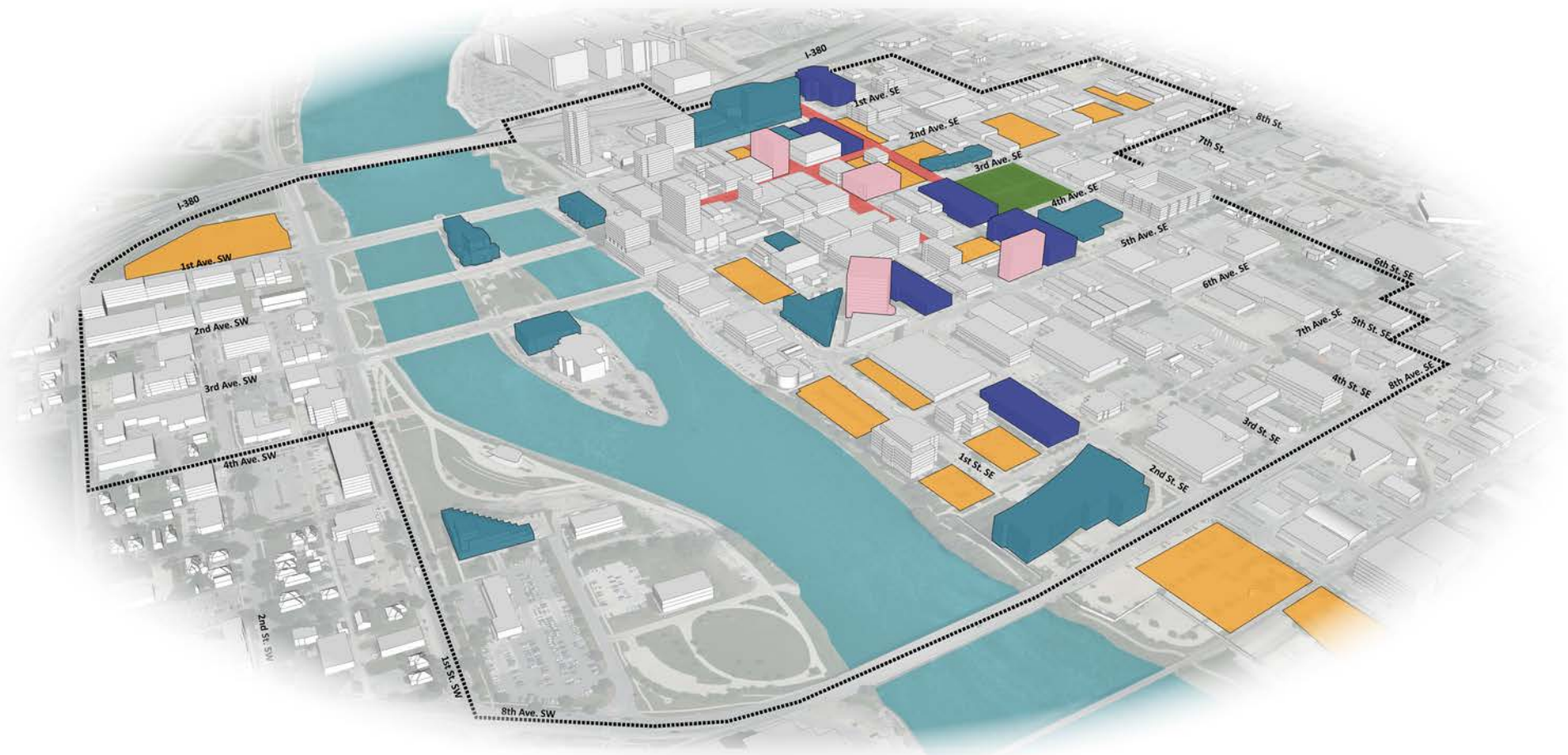
and special paving and signage would make clear that it is a shared space. Parallel parking is still provided as well. During festivals, the entire street would function as a plaza space with a level surface from building face to building face. In this option, street trees would need to be replanted.

- Other options may be explored during design development.
- The redesign and construction of the festival street should, to the extent possible, minimize construction impacts and the disruption of existing businesses. Other necessary improvements, such as utility upgrades, should be consolidated and constructed during the same window of time.





Existing Conditions on 3rd Street


3rd Street Festival Street Activation Opportunities




 SSMID Boundary

 Opportunity Sites

 Greene Square Activation

 Public / Entertainment Destinations

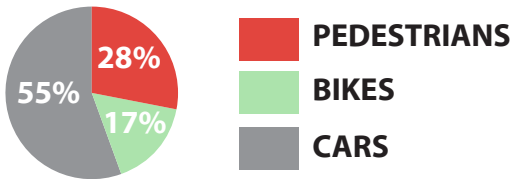
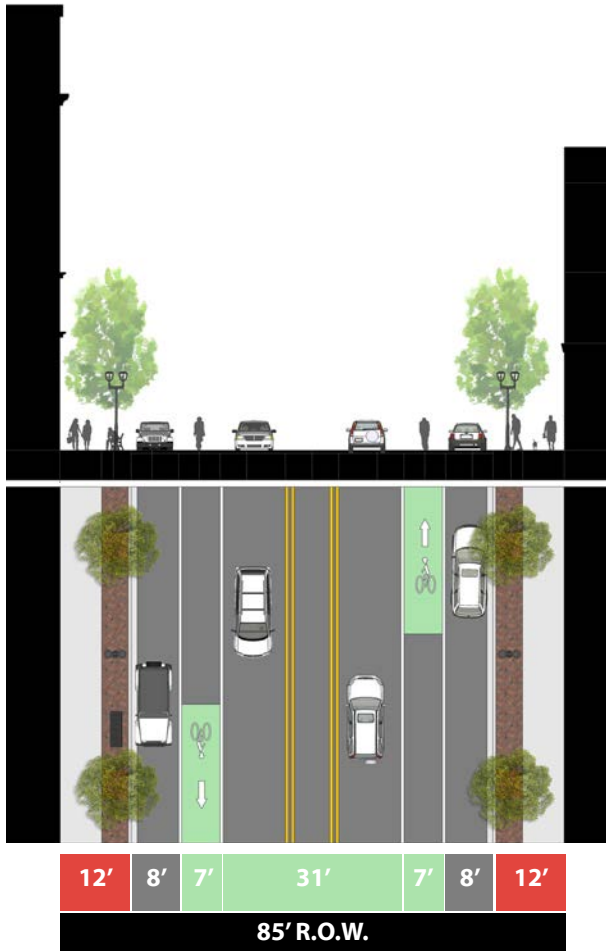
 Reuse or Reinvestment Opportunities

 Catalytic Downtown Activation Projects

 Public Parking Ramps

3rd Street Festival Street Options

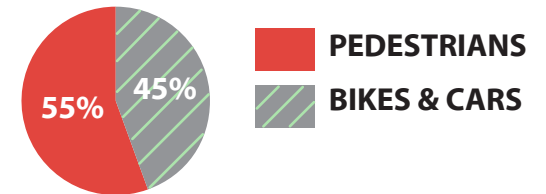
Existing Conditions



Option 1: Cycle Track



Option 2: Curbless Shared Street



Street Activation Precedent: Indianapolis, IN



After Indianapolis established six Downtown cultural districts in 1999, the Central Indiana Community Foundation developed a vision for an urban trail for pedestrians and bicyclists that would connect the districts. As a result, construction of the eight-mile Indianapolis Cultural Trail began in 2007, and the trail opened in 2013. The Cultural Trail showcases art tailored to each of the districts and oscillates between being a two-way cycle track next to a pedestrian path and a shared use path. The Trail has increased property values in adjoining areas by at least \$1 billion. It is managed by a non-profit entity, the Indianapolis Cultural Trail. The Trail cost a total of \$63 million, with much of the funding coming from a \$15 million philanthropic donation and a \$20.5 million grant from the U.S. Department of Transportation through its Transportation Investment Generating Economic Recovery (TIGER) grant.

Information from <https://indyculturaltrail.org>

Image from https://assets-global.website-files.com/581110f944272e4a11871c01/5e597186aed0338a6c08d137_7V1A0311.jpg

Street Activation Precedent: Ann Arbor, MI



In August 2023, the Downtown Development Authority and the City of Ann Arbor completed a redesign of State Street in Downtown Ann Arbor. After several years of planning and two years of construction, the curbsless design centers the pedestrian experience and improves safety for bicyclists. The new design also creates a more connected and accessible streetscape, with flexibility for businesses to expand outdoor dining into parking spaces and the ability to close street the street to vehicles for events. Key streetscape amenities include raised intersections, audible pedestrian signals, pedestrian-timed street crossing signals, a widened sidewalk, a separated bike lane, and a removed lane of traffic. The curbsless street cost almost \$10 million and was financed through a cost share agreement between the City and the Downtown Development Authority's tax increment financing. The University of Michigan also contributed just over half a million dollars.

Image and information from <https://www.mlive.com/news/ann-arbor>

GOAL 3: IMPROVE CONNECTIVITY WITHIN DOWNTOWN AND TO ADJACENT DISTRICTS AND NEIGHBORHOODS.

WHY IT MATTERS

Cedar Rapids already has strong momentum around multimodal connectivity and, by extension, economic connectivity, as evidenced by the ConnectCR initiative currently underway. The conversion of one-way streets to two-way streets throughout Downtown, and ongoing investments in bicycle infrastructure both within Downtown and throughout the region.

Moving forward, there is an opportunity to continue this shift to balanced, multi-modal connectivity both within Downtown and to adjacent districts and neighborhoods. Kingston Village, the MedQ District, New Bohemia, and Czech Village have all experienced revitalization in recent years through both public and private investment. These districts arguably now have greater vibrancy than Downtown, and rather than competing with these districts, there should be a focus on creating greater synergy between Downtown and the other districts that comprise Cedar Rapids' urban core. Infill development along key connecting corridors like 3rd Street, 1st Avenue, and 8th Avenue will aid in creating a seamless experience between these districts. Additionally, investments in the public realm along key corridors and collaborative efforts around programming and marketing can help bolster all the urban core districts simultaneously and create one cohesive urban experience. This overarching

goal and the subsequent strategies, catalytic project, and actions found in the next chapter of this plan provide recommendations around how to improve connectivity both within Downtown and to adjacent districts and neighborhoods over the next five years.

STRATEGIES

To achieve this goal, the following strategies are recommended:

1. ***Ensure Downtown is accessible and easy to navigate by multiple modes of transportation including transit and/or a trolley or circulator, walking/rolling, biking, and driving.***
2. ***Improve physical and economic connections to and synergy with adjacent districts.***
3. ***Enhance the parking experience in Downtown.***
4. ***Build on regional trail network and outdoor recreation scene.***
5. ***Improve wayfinding signage and gateways leading into and out of Downtown***

ABOUT CONNECTCR:

ConnectCR is a \$20 million community betterment effort to revitalize Cedar Lake (northeast of Downtown) and also build a pedestrian/trail bridge that connects the New Bohemia and Czech Village neighborhoods. The lake and bridge locations are connected by a trail that runs through the heart of Downtown Cedar Rapids. Local investors expect the project will spark development near both locations and along the trail connecting the lake and bridge.

The Alliant Energy LightLine will connect the New Bohemia and Czech Village district and on a larger scale it will connect the east side and west side of Cedar Rapids. This pedestrian/trail bridge will span the Cedar River at the site of an old railroad bridge that was wiped out in the historic flood of 2008.

Cedar Lake is an urban lake located north of Downtown and nestled in between Interstate 380 and the Cedar River. This lake is a nature oasis in the heart of the city and is home to many types of wildlife, including deer, fox, mink, pelicans, turtles, and many others.

CATALYTIC PROJECTS– RAIL TO RIVER CONNECTION

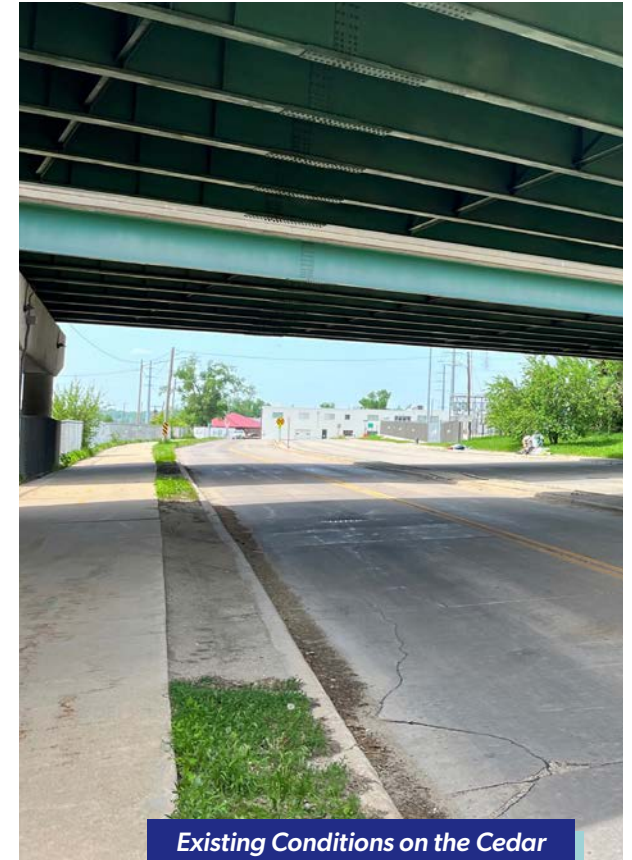
The Cedar Valley Nature Trail is a regional amenity that passes through Downtown. With planned and funded major improvements happening to the south with the Alliant LightLine pedestrian bridge and with Cedar Lake investments to the north, this trail presents a major economic development and recreational opportunity for Downtown to capitalize on. The “rail to river” connection is a vision to provide two unique pedestrian/ bike bridges along the trail – one across the railroad tracks between Quaker Oats and Cargill (a significant safety barrier) and one over the Cedar River (planned Alliant LightLine bridge.) The barrier between Quaker Oats and Cargill is a major impediment to creating a safe Downtown trail system for users of all ages and abilities. This area currently deters some users from the trail because there is no wayfinding or placemaking to make the trail system user-friendly and intuitive. With major investments planned for Cedar Lake, now is the time to invest in creating a safer trail connection through this industrial corner of Downtown Cedar Rapids.

Rail to River Connection recommendations include:

- Studying the potential to shift the trail from the railroad tracks to 3rd Street (between 2nd and 7th Avenues.)
 - The improvements made along the railroad tracks could remain, but the economic impact for the primary trail through Downtown would be stronger along 3rd Street where businesses could benefit from increased bicycle traffic. There could be perceived safety

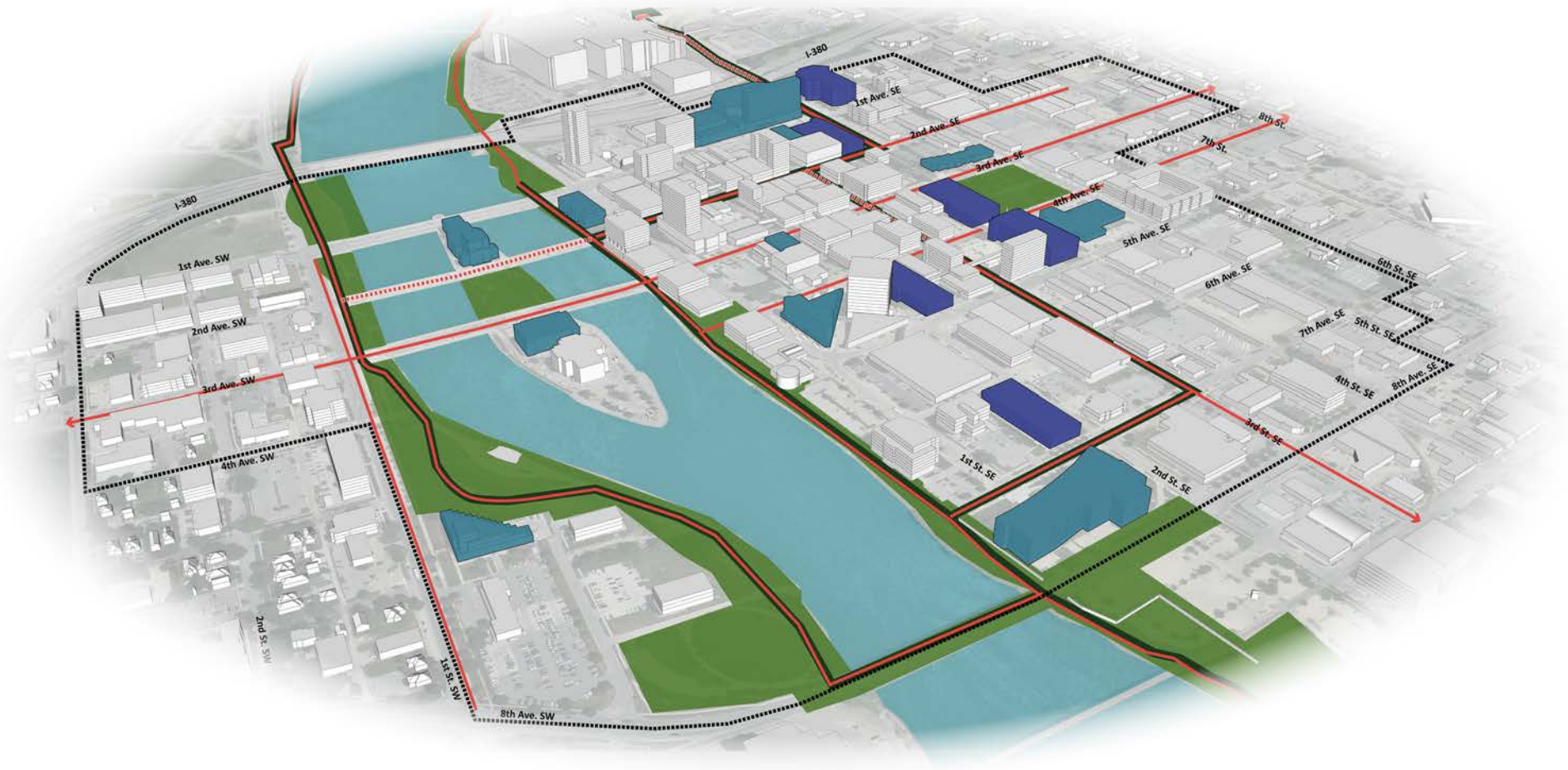
advantages as well – by riding along a street in a protected facility where there is more activity than along the railroad tracks.

- Studying the potential to create a 1-mile “Downtown loop” to connect the Downtown trail to the river trail on 2nd Avenue, 7th Avenue, 3rd Street, and the river trail (refer to diagram.) This 1-mile trail could be branded and used by employees and residents for exercise and outdoor enjoyment, as well as help stimulate activation of storefronts.
- Enhancing the experience for cyclists and pedestrians going over the railroad tracks north of Downtown toward Cedar Lake.
 - In the short term, invest in enhancements like clear trail markings on the street over the railroad tracks, public art, landscaping, lighting, wayfinding and safety signage, and decorative fencing along the industrial use edges.
 - In the long term, an iconic pedestrian/bike bridge over the railroad tracks between Quaker Oats and Cargill is desired to enhance usability and safety of the trail system. An iconic bridge could incorporate storytelling about the manufacturing giants of Cedar Rapids. The City should initiate conversations with the industrial businesses and the Union Pacific Railroad immediately to determine feasibility. If determined as feasible, the bridge could be a “legacy” project for Quaker Oats and Cargill.



Existing Conditions on the Cedar Valley Nature Trail

Rail to River Connectivity Opportunities



- SSMID Boundary
- Existing Bike Lanes/Trails
- Public Space
- Public / Entertainment Destinations
- Catalytic Connectivity Projects
- Cedar Valley Nature Trail
- Public Parking Ramps

Pedestrian/Bike Bridge Precedent: Milwaukee, WI



The Menomonee Valley Passage, completed in 2010, was made possible by a partnership between the Menomonee Valley Partners, the State of Wisconsin, the City of Milwaukee, and local business owners. The project included two components, a bridge over the Menomonee River and an underpass below the Canadian Pacific Railroad tracks. Upon completion, these investments connected residents on the south side of the River to industrial jobs on the north side. The bridge and underpass also added a connection to the Hank Aaron State Trail that connects to Downtown Milwaukee. The project was part of a larger effort to revitalize and clean up the Menomonee River Valley, which has been lauded for its success and focus on developing a shared vision with stakeholders and community members. The bridge and underpass cost \$3.8 million and were funded through federal and state grants.

Information and top image from <https://urbanmilwaukee.com>

Bottom image from https://images.squarespace-cdn.com/content/v1/5b1738a7f8370aa49cd05cf8/1534546695982-F0GO1BE59X5GH2AFKG9I/PSX_20180810_144622.jpg

Pedestrian/Bike Bridge Precedent: Cleveland, OH



Part of a larger lakefront trail network, Cleveland's 500-foot-long Wendy Park Bridge connects pedestrians and bicyclists over the Old River and railroad tracks to Lake Erie waterfront. Residents of the adjacent neighborhood, which includes a large public housing complex, previously had to navigate over three miles of streets to get to the same location. The bridge was made possible by a partnership between Cleveland Metroparks, and the Trust for Public Land. Planning for the bridge was initiated years ago, but Cleveland Metro Parks acquiring Wendy Park in 2014 made the project possible, with construction beginning in 2019 and completion in 2021. The Bridge cost \$5.6 million and was funded by \$3 million from the Wendy Park Foundation, \$1 million from the State of Ohio, and \$1.8 million from a Federal Transportation Investments Generating Economic Recovery (TIGER) grant.

Image and information from <https://www.mlive.com/news/ann-arbor>



IMPLEMENTATION

OVERVIEW

The extensive community outreach conducted throughout this process, the market assessment, and the physical framework all serve as building blocks for the implementation section of the plan that will guide investment and decision-making in Downtown Cedar Rapids for the next five years. To align with EnvisionCR, this implementation framework embodies one or more of the plan's guiding principles, follows a similar format, and identifies initiatives for implementation organized by the three Vision & Action Plan goal areas and associated strategies. This implementation framework includes:

Goals, Strategies, and Initiatives

Downtown Vision & Action Plan initiatives are organized by each of the three goals identified in this plan, and the subsequent strategies that correlate to each goal. Initiatives fall into three categories:

- **Policies:** actions that require administrative or regulatory actions and support implementation of the Vision & Action Plan.
- **Actions:** actions that require specific efforts by the Downtown District, City of Cedar Rapids, or other civic partners.
- **Capital:** physical projects or improvements that require City, County, or philanthropic funding.

Schedule

An advisory timeline is provided for each of the initiatives identified in this plan. The schedule illustrates when the initiative should begin and falls into three categories: within one year, two to three years, and four to five years. Initiatives earmarked for the first year are considered high priorities and can serve as catalysts for subsequent policies, actions, and capital improvements.

Lead and Support Roles

A lead entity is identified for each of the initiatives provided below, most of which will be piloted by either the SSMID, the Cedar Rapids Metro Economic Alliance, or the City of Cedar Rapids. Many initiatives will require participation by supporting entities, including public, private, and non-profit partners in the Cedar Rapids region that can aid in implementing this plan.

Upon plan adoption, it is recommended that a Downtown Plan Implementation Committee be formed to provide oversight and track implementation of the Downtown Vision & Action Plan. The Downtown Plan Implementation Committee should be comprised of representatives from the various City of Cedar Rapids departments, the Cedar Rapids Metro Economic Alliance, the SSMID board of directors, Linn County, and other key civic partners. It is recommended this group meet quarterly to check-in on plan implementation progress.



Working Group Meeting



Downtown Mural

INITIATIVES

GOAL 1: EMBRACE THE CEDAR RIVER.

STRATEGY	NO.	INITIATIVE	SCHEDULE	LEAD/SUPPORT ENTITY
1. Incorporate the Cedar River into the built environment.	1.1.2	Encourage new development along 1st Street East to embrace the river by providing active ground floor uses facing the river, outdoor patios or gathering areas, rooftop dining, and balconies. Consider creating design standards and/or guidelines to ensure this vision is met.	Within 1 Year	Lead: City of Cedar Rapids (Community Development) Support: Economic Alliance/Downtown SSMID
	1.1.2	Provide incentives to property owners of existing buildings adjacent the Cedar River to better embrace the River by creating outdoor dining areas, enhancing entrances facing the River, and improving facades.	2-3 Years	Lead: City of Cedar Rapids (Economic Development) Support: Economic Alliance/Downtown SSMID
	1.1.3	As infill development occurs on the block between the Cedar River and 1st Street East, maintain an enhance the streetscape along 1st Street East to make it more pedestrian-friendly.	4-5 Years	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Public Works)
2. Convert the 2nd Avenue Bridge to a flexible festival street in the short-term and a linear park in the long-term.	1.2.1	Programming of 2nd Avenue Bridge as flexible/festival street, including design concepts, project scoping, and budget strategies.	Within 1 Year	Lead: City of Cedar Rapids (Public Works) Support: City of Cedar Rapids (Community Development), Economic Alliance/Downtown SSMID
	1.2.2	Conduct detailed feasibility study on converting the 2nd Avenue Bridge into a linear park or flexible/festival street, including designs of 2nd Avenue Bridge as a “flexible” space that allows vehicular travel lanes and parking, but can also easily be shut down to cars and configured as a linear pedestrian plaza/park. This could include, but is not limited to: special paving, additional pedestrian-scaled lighting, trees and landscaping in planters, benches/seating areas, power distribution and locations for tents to set up during festivals.	2-3 Years	Lead: City of Cedar Rapids (Public Works) Support: City of Cedar Rapids (Parks & Recreation, Community Development), Economic Alliance/Downtown SSMID

STRATEGY	NO.	INITIATIVE	SCHEDULE	LEAD/SUPPORT ENTITY
3. Activate Mays Island.	1.3.1	Programming of Mays Island, parking facility and Plaza Park, including design concepts, project scoping, and budget strategies.	Within 1 Year	Lead: City of Cedar Rapids (Public Works) Support: City of Cedar Rapids (Community Development)
	1.3.2	Conduct an assessment to determine the economic and structural viability of the underground ramp and the ability of Plaza Park to be redesigned and activated.	2-3 Years	Lead: City of Cedar Rapids (Facilities) Support: City of Cedar Rapids (Building Services)
	1.3.3	Design a study to develop conceptual designs for Plaza Park and 2nd Avenue Bridge, including: <ul style="list-style-type: none"> • Improvements to park edges that face onto the river that are not above the parking structure, such as: additional landscaping and trees, shade structures, picnic areas, boardwalks, fishing and viewing areas. • Testing out activation of the lawn area with uses such as: pop- up events like a food truck festival where food trucks park on 2nd Avenue and people are invited to picnic in the park. • Options for future improvements to make Plaza Park a central feature of Downtown with the ability to host events, plant install landscaping, add a significant public art feature/"selfie spot." Ensure design seamlessly integrates with the redesigned 2nd Avenue Bridge. 	2-3 Years	Lead: City of Cedar Rapids (Public Works) Support: City of Cedar Rapids (Parks & Recreation, Community Development, Public Works), Economic Alliance/Downtown SSMID
	1.3.4	Work with the Veterans Memorial Commission to identify active, community-serving use for the Veterans Memorial Building, such as an arts center, children’s museum, food hall and retail incubator, performance venue, event space, or similar.	2-3 Years	Lead: City of Cedar Rapids (Community Development) Support: Economic Alliance/ Downtown SSMID
	1.3.5	Construct a plaza and gateway to Plaza Park in front of the Veterans Memorial Building.	4-5 Years	Lead: City of Cedar Rapids (Parks & Recreation) Support: City of Cedar Rapids (Community Development, Public Works)
	1.3.6	Continue exploring the feasibility of moving the County Jail from Mays Island.	4-5 Years	Lead: Linn County

STRATEGY	NO.	INITIATIVE	SCHEDULE	LEAD/SUPPORT ENTITY
	1.3.7	<p>Implement pedestrian-oriented 3rd Avenue Bridge improvements including:</p> <ul style="list-style-type: none"> Formalizing the protected bike lanes with permanent curbs and landscaping (replacing the planters.) Assess the structure of the Bridge and type(s) of trees/landscaping that could be added these medians. Maintaining existing and pedestrian-scaled lighting and continue adding signage directing bicyclists and pedestrians to Downtown destinations. 	2-3 Years	<p>Lead: City of Cedar Rapids (Public Works)</p> <p>Support: City of Cedar Rapids (Parks & Recreation, Community Development), Economic Alliance/ Downtown SSMID</p>
4. Continue to enhance public spaces adjacent to the Cedar River and support implementation of the Cedar River Flood Control System (FCS).	1.4.1	Support phased, long-term implementation of (FCS) Master Plan public realm amenities and flood protection measures proposed for Downtown – the White-Water Course, 4th Avenue Plaza & Promenade, and Festival Grounds	Within 1 Year	<p>Lead: City of Cedar Rapids (Public Works)</p> <p>Support: City of Cedar Rapids (Community Development, Parks & Recreation, Utilities)</p>
	1.4.2	Conduct a study on the feasibility of reconfiguring or removing the 5:1 Dam to allow for recreation on the Cedar River.	2-3 Years	<p>Lead: City of Cedar Rapids (Public Works)</p> <p>Support: City of Cedar Rapids (Community Development, Parks & Recreation, Utilities)</p>

GOAL 2: ENSURE DOWNTOWN IS ACTIVATED AND VIBRANT.

STRATEGY	NO.	INITIATIVE	SCHEDULE	LEAD/SUPPORT ENTITY
1. Enliven the storefront economy and diversify ground floor offerings.	2.1.1	Focus business recruitment and retention efforts in the core of Downtown, honing in on 3rd Street between 1st Avenue and 4th Avenue, and 2nd and 3rd Avenues between 2nd Street and 4th Street, before spreading energy elsewhere in Downtown.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Community Development)
	2.1.2	Explore creating a staff position dedicated to managing the storefront economy in Downtown. This staff member can provide technical assistance to entrepreneurs and current and prospective business owners, such as business planning, location assistance, marketing, pathways to property ownership, and assistance in navigating permitting processes.	2-3 Years	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Community Development)
	2.1.3	Be intentional to promote Downtown as the region’s hub for locally-owned (and/or managed) and community-serving small businesses, exploring incentives like a gentle density bonus in return for the community benefit of providing small, divisible, and affordable retail spaces.	2-3 Years	Lead: Economic Alliance/Downtown SSMID Support: Cedar Rapids Tourism, City of Cedar Rapids (Community Development)
	2.1.4	Encourage (and recruit as needed) businesses to the Downtown core that diversify the storefront mix and fill important gaps, such as boutique retail, community-serving and convenience retail like pharmacy or grocery, and culturally diverse restaurant concepts.	2-3 Years	Lead: Economic Alliance/Downtown SSMID Support: Intercultural Center of Iowa, NewBo Market nonprofit business incubator, Entrepreneurial Development Center (EDC)
	2.1.5	Work with property owners to offer vacant storefronts in the short-term, at low/no costs to local artists or makers as studio and gallery space.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Community Development)
	2.1.6	Build on the theater and live music niche that already exists in Downtown, identifying opportunities for small- to mid-scale venues.	2-3 Years	Lead: Economic Alliance/Downtown SSMID Support: Cedar Rapids Tourism, City of Cedar Rapids (Community Development, Parks & Recreation)

STRATEGY	NO.	INITIATIVE	SCHEDULE	LEAD/SUPPORT ENTITY
2. Ensure Downtown is clean, safe, and welcoming.	2.2.1	Continue to provide enhanced maintenance standards and beautification efforts in the Downtown public realm.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Parks & Recreation, Public Works)
	2.2.2	Move forward with the joint City/Linn County community approach to effectively ending homelessness with establishment of a Local Oversight Board and staff person to monitor performance on a community-wide basis, ensuring efficient and effective use of resources and continued collaboration with social service providers, the Police Department and other City departments, Linn County, and neighboring communities.	Within 1 Year	Lead: City of Cedar Rapids (Community Development) Support: Economic Alliance/ Downtown SSMID, Linn County, Social Service Providers such as United Way East Central Iowa, Cedar Rapids Library, Horizons, and others
	2.2.3	Improve communication and education around available resources and services for the unhoused population to business and property owners, residents, employees, and other Downtown stakeholders.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Community Development, Police, Fire), Linn County, Social Service Providers such as United Way East Central Iowa, Cedar Rapids Library, Horizons, and others
	2.2.4	Support and adopt a holistic approach to addressing real and perceived Downtown safety concerns.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Community Development, Police, Fire)
	2.2.5	Continue to develop tailored promotions, marketing campaigns, maps and directories, and outreach to institutions and employers to attract nearby residents and visitors from throughout the region to Downtown.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: Cedar Rapids Tourism
	2.2.6	Continue pursuing a Quiet Zone to improve the overall experience of living and working downtown.	4-5 Years	Lead: City of Cedar Rapids (Public Works) Support: Union Pacific
	3. Attract and retain primary jobs in Downtown.	2.3.1	Recruit new office uses by reconfiguring space from large to small, creating smaller leasable spaces that new ventures can afford.	2-3 Years

STRATEGY	NO.	INITIATIVE	SCHEDULE	LEAD/SUPPORT ENTITY
3. Attract and retain primary jobs in Downtown.	2.3.2	Provide incentives to add amenities to buildings that are relevant to today’s workforce, such as tenant lounges, social space, and rooftop gardens.	Within 1 Year	Lead: City of Cedar Rapids (Economic Development) Support: Economic Alliance/ Downtown SSMID
	2.3.3	Work with employers to retain jobs and their presence and recruit new employers to locate in the Downtown. Explore a variety of financial incentives to support business retention and recruitment efforts.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Community Development)
	2.3.4	Work with property owners to create new or reconfigure existing commercial spaces for entrepreneurial ventures and startups (such as coworking spaces, and incubators).	2-3 Years	Lead: City of Cedar Rapids (Economic Development, Building Services) Support: Economic Alliance/ Downtown SSMID, Entrepreneurial Development Center (EDC)
	2.3.5	Maintain an inventory of all available office and ground floor commercial space throughout Downtown. Use the inventory to better market existing Downtown spaces and to identify and fill gaps in the office space environment/continuum.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Community Development)
4. Add public art and other physical place enhancements.	2.4.1	Programming of 3rd Street, including design concepts, project scoping, and budget strategies to develop a preferred option for streetscape enhancements, such as: <ul style="list-style-type: none"> • A separated cycle track with two-way auto travel and parking on both sides of the street. • A curbless festival street concept that could accommodate two-way auto travel shared with bicycles and parking on both sides of the street that could easily be closed to automobiles during special events. 	Within 1 Year	Lead: City of Cedar Rapids (Public Works) Support: Economic Alliance/ Downtown SSMID
	2.4.2	Pilot closing 3rd Street to automobiles from 1st to 4th Avenues for special events. During the closures, assess the traffic and parking impacts to the other streets to make sure there are no significant negative impacts to Downtown circulation and parking.	2 – 3 Years	Lead: City of Cedar Rapids (Public Works) Support: Economic Alliance/ Downtown SSMID
	2.4.3	Identify funding sources and implement the preferred streetscape enhancement option on 3rd Street between 1st Avenue and 4th Avenue.	2-3 Years	Lead: City of Cedar Rapids (Public Works) Support: Economic Alliance/ Downtown SSMID

STRATEGY	NO.	INITIATIVE	SCHEDULE	LEAD/SUPPORT ENTITY
4. Add public art and other physical place enhancements.	2.4.4	Incorporate art wherever possible throughout Downtown, including permanent and temporary installations, actively pursuing funding sources for new public art in Downtown, such as local and state grants, foundation dollars, and corporate sponsorships.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: Public Art Commission, City of Cedar Rapids (Community Development)
	2.4.5	Add a dog park in Downtown, building on the new dog park opening in New Bohemia and recommendations in the Greenway Park Plan.	2-3 Years	Lead: City of Cedar Rapids (Parks & Recreation) Support: Economic Alliance/Downtown SSMID
	2.4.6	Incorporate art wherever possible throughout Downtown, including permanent and temporary installations, actively pursuing funding sources for new public art in Downtown, such as local and state grants, foundation dollars, and corporate sponsorships.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: Public Art Commission, City of Cedar Rapids (Community Development)
	2.4.7	Work with property owners to clean up and enhance Downtown alleyways by adding features like landscaping, public art, outdoor dining, and festive lighting.	2-3 Years	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Public Works)
	2.4.8	Freshen streetscapes throughout Downtown through efforts such as adding more landscaping, repairing and enhancing sidewalks and crosswalks, and incorporating festive lighting.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Public Works)
	2.4.9	Build upon and promote the existing parklet program, modeled after national best practices, that allows businesses to apply for temporary conversion of parking spaces for outdoor dining or other use to aid in business expansion and activation of Downtown streets.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Public Works, Police Department)
	5. Provide regular programming in Downtown public spaces.	2.5.1	Programming of permanent amenities that are oriented toward kids, like play equipment and splash pads, that encourage families to enjoy Downtown public spaces with evaluation of existing amenities, project scoping, and budget strategies.	Within 1 Year
2.5.2		Introduce regular, small-scale events and activations that are oriented to families with kids.	2-3 Years	Lead: Economic Alliance/Downtown SSMID Support: CREventsLive, Cedar Rapids Public Library, Parks & Recreation, Museum of Art, Waypoint, etc.

STRATEGY	NO.	INITIATIVE	SCHEDULE	LEAD/SUPPORT ENTITY
5. Provide regular programming in Downtown public spaces.	2.5.3	Curate and promote events and programming that showcase Eastern Iowa’s growing immigrant and refugee communities and have multi-cultural appeal.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: McAuley Center, United Way Forward, Intercultural Center of Iowa
	2.5.4	Regularly offer weekday evening programming to draw and keep employees in Downtown after 5 p.m.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: CREventsLive, Cedar Rapids Tourism, VenueWorks, Freedom Festival
	2.5.5	Increase the frequency and variety of live music events and festivals in Downtown public spaces, and partner with local institutions and organizations to increase diversity of offerings.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: CREventsLive, Cedar Rapids Tourism, VenueWorks, Freedom Festival
	2.5.6	Explore ways to activate Greene Square including adding a space for performances, providing regular daily or weekly programming, and creating reasons for people to gather and spend time in the park.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: CREventsLive, Cedar Rapids Public Library, Cedar Rapids Museum of Art Waypoint, etc.
6. Explore opportunities for infill development, redevelopment, and adaptive reuse of existing spaces.	2.6.1	Continue attracting infill development of a diversity of housing types to the Downtown core, including both to-own and to-rent options.	2-3 years	Lead: City of Cedar Rapids (Economic Development) Support: City of Cedar Rapids (Community Development), Economic Alliance/Downtown SSMID
	2.6.2	Encourage office-to-housing building conversions where feasible by streamlining permitting and approval processes, considering financial incentives like property tax abatements or development fee reductions, exploring opportunities for public-private partnerships, and relaxing building code requirements.	2-3 Years	Lead: City of Cedar Rapids (Community Development, Building Services) Support: Economic Alliance/Downtown SSMID, Entrepreneurial Development Center (EDC)
	2.6.3	Support opportunities for adaptive reuse and infill of housing, light manufacturing, and maker businesses within the Manufacturing/Maker Hub area, including experiential and craft manufacturing, artist studios, and small-scale food processing,	2-3 Years	Lead: City of Cedar Rapids (Community Development, Building Services) Support: Economic Alliance/Downtown SSMID
	2.6.4	Attract an additional hotel(s) in the core of Downtown to address the shortage of hotel rooms and expand capacity for larger-scale conventions.	Within 1 Year	Lead: City of Cedar Rapids (Community Development, Building Services) Support: Economic Alliance/Downtown SSMID

GOAL 3: IMPROVE CONNECTIVITY WITHIN DOWNTOWN AND TO ADJACENT DISTRICTS AND NEIGHBORHOODS.

STRATEGY	NO.	INITIATIVE	SCHEDULE	LEAD/SUPPORT ENTITY
1. Ensure Downtown is accessible and easy to navigate by multiple modes of transportation including transit and/or a trolley or circulator, walk-ing/rolling, biking, and driving.	3.1.1	Explore the feasibility of a free or low-cost trolley or circulator that runs throughout Downtown and connects to adjacent districts and neighborhoods.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: New Bohemia Czech Village SSMID, MedQ District, City of Cedar Rapids (Public Works)
	3.1.2	Conduct a self-assessment of accessibility (ADA and Universal Access) in Downtown. Identify barriers that prevent persons with disabilities and others from access to facilities, programs, services, and activities.	2-3 Years	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Public Works)
	3.1.3	Work together to improve messaging, marketing, and promotion of transit use in Downtown, particularly for employers and employees.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID
	3.1.4	Support continued improvement and upkeep of the Cedar Rapids bicycle and pedestrian trails network, with particular attention to those routes and corridors that connect Downtown with the rest of the city.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID (per the MOA) Support: City of Cedar Rapids (Parks & Recreation, Public Works)
2. Improve physical and economic connections to and synergy with adjacent districts.	3.2.1	Identify opportunities to partner with the Czech Village New Bohemia SSMID and the MedQ District on physical improvements, programming, and shared marketing and promotions.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: Czech Village New Bohemia SSMID, MedQ District
	3.2.2	Improve coordination and collaboration among partner organizations and non-profits working in and around Downtown.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: Czech Village New Bohemia SSMID, MedQ District
	3.2.3	Add more wayfinding signage between the core districts that comprise Cedar Rapids’ urban core – Kingston Village, MedQ, New Bohemia, and Czech Village.	2-3 Years	Lead: Economic Alliance/Downtown SSMID Support: Czech Village New Bohemia SSMID, MedQ District
	3.2.4	Enhance the streetscape along key corridors connecting Downtown to adjacent districts.	Within 1 Year	Lead: City of Cedar Rapids (Public Works) Support: Economic Alliance/ Downtown SSMID

STRATEGY	NO.	INITIATIVE	SCHEDULE	LEAD/SUPPORT ENTITY
3. Enhance the parking experience in Downtown.	3.3.1	Continue improving wayfinding signage to existing parking facilities.	2-3 Years	Lead: ParkCR, City of Cedar Rapids (Public Works) Support: Economic Alliance/ Downtown SSMID
	3.3.2	Promote the safety escort program offered through ParkCR that provides walking or golf cart rides from a destination to a parked vehicle. Explore renaming the program to broaden awareness and appeal.	Within 1 Year	Lead: ParkCR Support: Economic Alliance/ Downtown SSMID
	3.3.3	Continue monitoring parking supply utilization rates as infill development occurs within Downtown to ensure there is adequate on- and off-street parking.	4-5 Years	Lead: ParkCR Support: City of Cedar Rapids (Economic Development)
	3.3.4	Explore options for updating parking technology to ensure the user experience is as straightforward as possible.	Within 1 Year	Lead: ParkCR Support: City of Cedar Rapids (Economic Development)
4. Build on regional trail network and outdoor recreation scene.	3.4.1	Add place enhancements such as public art, painted pavement, more signage, and landscaping to improve the user experience on the Cedar Valley Nature Trail from Downtown to Cedar Lake.	2-3 Years	Lead: Economic Alliance/Downtown SSMID Support: ConnectCR, City of Cedar Rapids (Parks & Recreation)
	3.4.2	Conduct a study on the feasibility of an elevated bridge that takes the Cedar Valley Nature Trail from Downtown to Cedar Lake over the rail tracks at 4th Street and C Avenue, including outreach to adjacent property owners to gauge feasibility.	2-3 Years	Lead: City of Cedar Rapids (Parks & Recreation) Support: ConnectCR, Economic Alliance/Downtown SSMID
	3.4.3	If determined to be feasible, design and identify funding sources for the elevated bridge that takes the Cedar Valley Nature Trail from Downtown to Cedar Lake over the rail tracks at 4th Street and C Avenue.	4-5 Years	Lead: City of Cedar Rapids (Parks & Recreation) Support: ConnectCR, Economic Alliance/Downtown SSMID
	3.4.4	Sponsor and participate in bicycling events and bicycle advocacy programs with the objective of increasing awareness of Downtown as a bicycling destination.	Within 1 Year	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Parks & Recreation)
	3.4.5	Study moving the Cedar Valley Nature Trail to 3rd Street and creating a 1-mile "Downtown loop."	2-3 Years	Lead: City of Cedar Rapids (Parks & Recreation) Support: ConnectCR, Economic Alliance/Downtown SSMID

STRATEGY	NO.	INITIATIVE	SCHEDULE	LEAD/SUPPORT ENTITY
5. Improve wayfinding signage and gateways leading into and out of Downtown.	3.5.1	Programming of “underways” of I-380 at key entry points to Downtown, including design concepts, project scoping, and budget strategies to add public art, enhanced lighting, and wayfinding signage to Downtown amenities.	2-3 Years	Lead: City of Cedar Rapids (Community Development, Public Works) Support: Arts Commission, Economic Alliance/Downtown SSMID
	3.5.2	Programming of key gateway points with public art or streetscape features, including design concepts, project scoping, and budget strategies create a sense of arrival to the Downtown.	2-3 Years	Lead: City of Cedar Rapids (Community Development, Public Works) Support: Arts Commission, Economic Alliance/Downtown SSMID
	3.5.3	Improve wayfinding signage in the skywalk system to improve navigability.	4-5 Years	Lead: Economic Alliance/Downtown SSMID Support: City of Cedar Rapids (Community Development)

ORGANIZATIONAL RESPONSE

The implementation of the Downtown Cedar Rapids Vision & Action Plan will require collaboration among the City, the SSMID, the private sector, and a variety of civic partners. Fortunately, Cedar Rapids has many of the organizational players that are needed to be successful. This plan already demonstrates partnership and commitment between the City of Cedar Rapids, the Cedar Rapids Metro Economic Alliance, and the Downtown-focused SSMID (self-supporting municipal improvement district). Each entity is a financial sponsor of the plan (plus the 2001 Development Corporation), and each is committed to continue to work together to realize Downtown’s potential.

As part of the planning process, the P.U.M.A. team evaluated the current organizational alignment and focus on Downtown. We evaluated pros and cons, and suggest alternatives for optimizing community resources and energy to improve Downtown. Our findings are summarized below, and a chart comparing existing conditions to options for improvement is provided on page 90.

EXISTING CONDITIONS

Currently, Downtown improvement efforts are coordinated by three lead agencies.

The **City of Cedar Rapids** provides basic services, leads capital improvements, and guides the implementation of civic plans such as the Downtown Vision & Action Plan. The City has many departments that touch Downtown, but lacks a central department or individual that is coordinating downtown-focused services and improvements.

The **SSMID** is a Downtown-focused special district that collects assessments from property owners to finance a variety of enhanced services, marketing, and cosmetic improvements. SSMIDs are common throughout the nation and have been created in

more than 1,000 downtowns. Originally formed to contribute to streetscape improvements in Downtown, the SSMID has diversified to support enhanced services that include maintenance, beautification, marketing, events, and public art. The SSMID raises about \$765,000 annually.

The **Cedar Rapids Metro Economic Alliance** is a nonprofit regional economic development agency that offers a range of business support, workforce development, and marketing initiatives and advocates on behalf of its members. For the past 12 years, the Economic Alliance has been the administrator of the SSMID, managing Downtown services and improvements as part of its regional economic development strategy. With SSMID funds, the Economic Alliance

employs a Downtown programs coordinator and a maintenance team. The Downtown coordinator can access a variety of skillsets and administrative support that is housed within the Economic Alliance.

Unlike most cities, Cedar Rapids does not support a stand-alone nonprofit devoted solely to Downtown. Prior to the Economic Alliance becoming the administrator of the SSMID, the nonprofit Downtown District organization managed the marketing and maintenance of the central business district. The move to the Economic Alliance was seen to provide financial stability, improve the professionalism of programming, and elevate Downtown as a regional economic development priority.

ORGANIZATIONAL PROS AND CONS

While unconventional, the current placement of the SSMID and the Downtown program within the Economic Alliance offers several pros and cons:

ADVANTAGES

- Downtown is a central focus of the Economic Alliance and a visible regional economic development priority
- The Downtown improvement program has access to the substantial talent pool and resources housed within the Economic Alliance
- The Economic Alliance offers financial stability for the core programs funded by the SSMID

DISADVANTAGES

- It is difficult to discern the Downtown team within the larger Economic Alliance staff and the Downtown improvement program lacks a distinct identity found in stand-alone models
- Downtown stakeholder oversight is limited to property owners on the SSMID board and Downtown businesses that may be on the Economic Alliance board
- Many Downtown property and business owners stated concerns with a lack of direct accountability and a perception that the Downtown program could be diluted within the larger organization
- There are missed opportunities to leverage SSMID assessments and City investments with sponsorships, grants, and contracts that often occur with a stand-alone nonprofit

OPTIONS MOVING FORWARD

In response to these existing pros and cons, the P.U.M.A. team has been working with each of the lead agencies to improve the Downtown program. There are numerous organizational options for the Downtown SSMID moving forward, and two alternatives are explored in detail below.

MORE DISTINCT BUSINESS CENTER WITHIN THE ECONOMIC ALLIANCE

The Economic Alliance is willing to adjust its Downtown program to address many of the disadvantages cited above. Key improvements would include:

- Boost dedicated staffing for the Downtown program beyond the coordinator and maintenance team by adding full time marketing and/or special projects managers
- Establish a storefront office location for the Downtown program to increase program visibility, access, and identity
- Utilize the Economic Alliance’s existing charitable nonprofit affiliate (501c3) to aggressively attract grants and sponsorships for Downtown improvements
- Create a “Friends of Downtown” group to engage a broader cross-section of Downtown stakeholders – businesses, residents, advocates – and offer volunteer involvement opportunities throughout the Downtown work program

STAND-ALONE INDEPENDENT NON-PROFIT DOWNTOWN ORGANIZATION


The next generation of Cedar Rapids former Downtown District could be a new independent nonprofit organization with its own board, staff and structure solely focused on Downtown. Key characteristics of the new stand-alone organization include:

- Create a new organization with 100% day-to-day focus on Downtown
- Maximize accountability and access to Downtown stakeholders
- Expand options to leverage and expand upon SSMID funding through aggressively seeking grants and sponsorships for Downtown improvements
- Would require start-up funds over a three-year period to establish a track record and solidify its financial footing

NEXT STEPS

There is interest in exploring downtown organizational options within Cedar Rapids. To commit to and create the best business model moving forward, it is recommended that an operational analysis be prepared to fully understand the consequences of a variety of organizational options for Cedar Rapids. A business plan for the preferred option and a collaboration commitment from the three key leaders – the City, Economic Alliance, and the SSMID – would be the desired result for moving forward. The operational analysis and business plan should be conducted after adoption of the Downtown Cedar Rapids Vision & Action Plan.

SCENARIO	EXISTING: ECONOMIC ALLIANCE (EA) MANAGEMENT OF DOWNTOWN	MORE DISTINCT DOWNTOWN BUSINESS CENTER WITHIN EA	INDEPENDENT NON-PROFIT DOWNTOWN ORGANIZATION
Governance Structure	Downtown management and marketing housed within EA; SSMID contracts with EA	Downtown management and marketing housed within EA; SSMID contracts with EA	New 501(c)6 and/or (c)3 Downtown-focused non-profit organization to replace EA; SSMID contracts with the non-profit
Synopsis	For the past 12 years, Downtown management and marketing activities have been housed within the EA. Downtown staff embedded within the EA, overhead and supplemental expertise provided by EA.	Create a more distinct downtown business center within the EA to boost dedicated Downtown staffing and identity. Additional staffing exclusively dedicated to Downtown could include marketing and/or special projects manager(s). Dedicated office space recommended. Use of EA's 501c3 affiliate to leverage funding and creation of a "Friends of Downtown" group to engage more stakeholders.	The "Downtown District" non-profit that existed prior to the EA arrangement is the dominant national business model for downtowns. Would be an independent organization with its own board, staff and structure solely focused on Downtown.
Sources of Revenue	SSMID + PILOT: \$766,000 City MOA for Services: \$148,000 EA Staff Mgt/Rent: \$135,000+ EA Public Market Support: \$200,000 <i>TOTAL: \$1,249,000</i> <i>Less: \$135,000 to EA for overhead/admin</i>	SSMID + PILOT: \$766,000 City MOA for Services: \$148,000 EA Staff Mgt/Rent: \$135,000+ EA Public Market Support: \$200,000 <i>TOTAL: \$1,249,000</i> <i>Less: \$135,000 to EA for overhead/admin</i>	SSMID + PILOT: \$766,000 City MOA for Services: \$148,000 EA Public Market Support: \$200,000 <i>TOTAL: \$1,114,000</i> <i>Plus: Sponsorships, Grants, Contracts</i>
Pros	<ul style="list-style-type: none"> Downtown a central focus of EA & regional economic development Access to EA talent pool & resources Financial stability for core program 	<ul style="list-style-type: none"> Downtown a central focus of EA & regional economic development Increase dedicated staffing and identity for program to better connect with and respond to Downtown stakeholders Creates option to expand/leverage resources Financial stability for core program 	<ul style="list-style-type: none"> Downtown-focused organization – 100% board and staff dedicated to Downtown Maximizes accountability and access to Downtown stakeholders Creates options to expand/leverage resources
Cons	<ul style="list-style-type: none"> Difficult to discern Downtown team members and program identity Stakeholder oversight limited to SSMID & EA board members Downtown stakeholder concerns with accountability and program dilution Lack of financial leverage through sponsorships, grants, contracts 	<ul style="list-style-type: none"> Governance oversight limited to SSMID & EA board members May need to reallocate program funds to pay for dedicated staffing 	<ul style="list-style-type: none"> Lose advantages of EA connection, including regional visibility, staff management & resources Less financially stable – organization must fund overhead/admin and all program costs – seed funding recommended Requires stronger financial participation from City and other key partners
Intangibles	One dedicated program manager problematic to build/maintain relationships with Downtown property owners, businesses, and stakeholders	Intended to maintain benefits of EA while in-creasing program visibility and reach to Downtown stakeholders, improving responsiveness, ongoing communications, and accountability	Maximizes accountability and focus to Downtown stakeholders through board, staff, and structure, but creates less financial stability



Downtown

CEDAR RAPIDS

DOWNTOWN VISION & ACTION PLAN

2023

HILLS BANK



Council Agenda Item Cover Sheet

Submitting Department: Development Service

Presenter at meeting: William Micheel

Alternate Contact Person: William Micheel

Cell Phone Number: 319-538-5725

E-mail Address: w.micheel@cedar-rapids.org

Description of Agenda Item: ORDINANCES – Second and possible Third Readings

Second and possible third ordinance reading will be held to consider a change of zone for property located at 5104 J St SW from I-GI, General Industrial district to T-IM, Traditional Industrial Mixed Use District, as requested by Grant Kline (William Micheel). CIP/DID #RZNE-034102-2023

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

Background: The applicant is requesting a change of zone for a property located on J Street SW near US Highway 30. The request is to permit the establishment of a residence in a mixed-use building, a Use that is not permitted in the I-GI zone. The request will also help make the parcel, which is approximately 0.25 acres in size, conforming by moving to a district with more compatible setbacks and design standards. No site changes have been requested by the applicant at this time.

The request was brought before the City Planning Commission on November 2, 2023, and was recommended unanimously for approval. The City Council adopted the ordinance on it's first reading after a public hearing on November 21.

Action/Recommendation: City Staff recommend adoption on the second and third and final reading.

Alternative Recommendation: City Council may request further information.

Time Sensitivity: N/A

Resolution Date: N/A

Budget Information: N/A

Local Preference Policy: NA

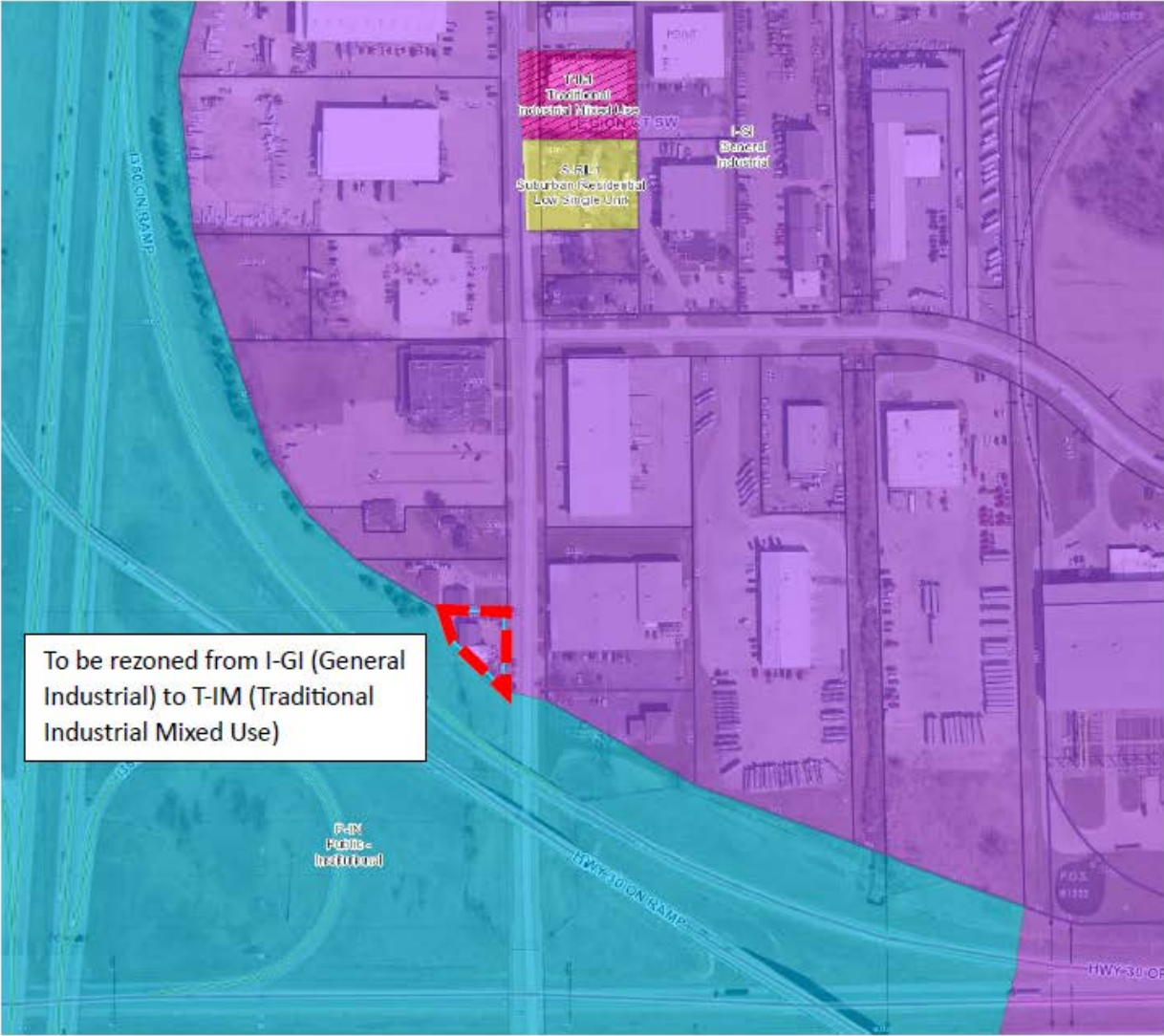
Explanation: NA

Recommended by Council Committee: NA

Explanation: NA

5104 J Street SW

Site Map



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: 2023.10.26 09:06:06-05'00'

DSD
WTR
BSD
ENG
STR
FIR
TED
PKS
RCR

RZNE-034102-2023

Prepared By: City of Cedar Rapids 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;

IRR SUR NW 9-82-7 PT OF LOTS 4 & 5 AS DESC B 1861 P 526 BNG W 114.5' E
154.4' MEAS ON N LN LOT 4 & BNG 148.4' ON ITS FRT LN STR/LB

and located at 5104 J St SW, now zoned I-GI, General Industrial 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 I, 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 21st day of November, 2023.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA)
) ss.
COUNTY OF LINN)

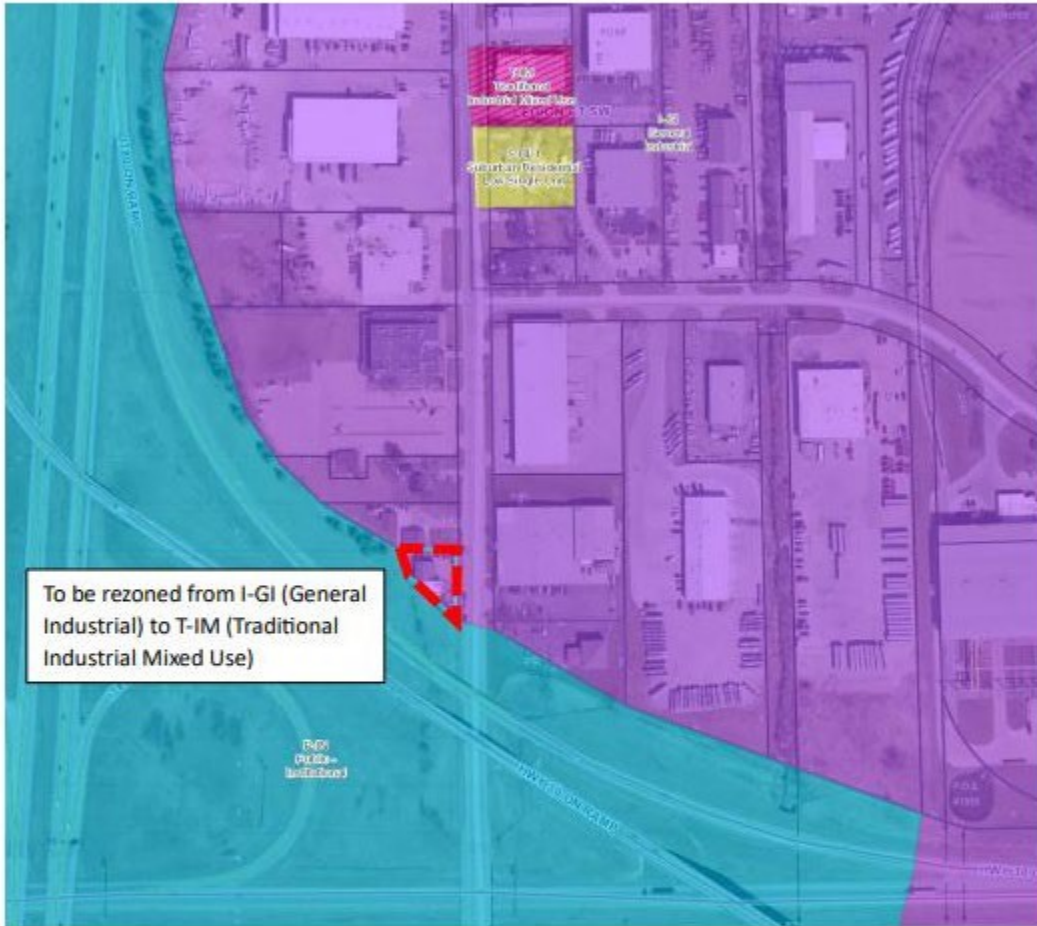
I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Ordinance and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 5th day of December 2023.

ClerkSignature

Exhibit A

5104 J Street SW

Site Map



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: 2023.10.26 09:06:06-05'00'