

*“Cedar Rapids is a vibrant urban hometown – a beacon for people and businesses invested in building a greater community now and for the next generation.”*

## **NOTICE OF CITY COUNCIL MEETING**

The Cedar Rapids City Council will meet in Regular Session on Tuesday, May 26, 2026 at 4:00 PM in the Council Chambers, 3rd Floor, City Hall, 101 First Street SE, Cedar Rapids, Iowa, to discuss and possibly act upon the matters as set forth below in this tentative agenda. *(Please silence mobile devices.)*

## **A G E N D A**

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations
  - ❖ Proclamation – Asian American and Pacific Islander Heritage Month
  - ❖ Proclamation – Gun Violence Awareness Day

## **PUBLIC HEARINGS**

1. A public hearing will be held to consider amending the fiscal year 2026 budget (Abhi Deshpande). CIP/DID #FIN2025-08
  - a. Resolution adopting a fiscal year 2026 budget amendment and transfers.
2. A public hearing will be held to consider public comments prior to adoption of the FY26 (Federal) Annual Action Plan for the Community Development Block Grant and HOME Investment Partnership programs for the period of July 1, 2026 to June 30, 2027 (Chrystal Kohl and Jennifer Barten). **(Council Priority)** CIP/DID #CDBG-FY26
  - a. Resolution adopting the FY26 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnership programs.
3. A public hearing will be held to consider amending Chapter 63 of the Municipal Code, Offenses Against Public Safety, by repealing Section 63.10B, Fireworks, and enacting a new Section 63.10B in its place to conform with Iowa Code (Steve Mast). CIP/DID #FIR0526-0003
  - a. First Reading: Ordinance amending Chapter 63 of the Municipal Code, Offenses Against Public Safety, by repealing Section 63.10B, Fireworks, and enacting a new Section 63.10B in its place to conform with Iowa Code.

4. A public hearing will be held to consider a change of zone for property at 650 Walford Road SW from A-AG, Agriculture District, to I-LI, Light Industrial District, as requested by Linn County (Seth Gunnerson). **(Council Priority)** CIP/DID #RZNE-000176-2026
  - a. First Reading: Ordinance granting a change of zone for property at 650 Walford Road SW from A-AG, Agriculture District, to I-LI, Light Industrial District, as requested by Linn County.
  
5. A public hearing will be held to consider a change of zone for property at 16th Avenue and 80th Street SW from A-AG, Agriculture District, to S-MC, Suburban Mixed Use Community Center District, as requested by Todd Andrie and A & M, LLC (Seth Gunnerson). **(Council Priority)** CIP/DID #RZNE-000009-2026
  - a. First Reading: Ordinance granting a change of zone for property at 16th Avenue and 80th Street SW from A-AG, Agriculture District, to S-MC, Suburban Mixed Use Community Center District, as requested by Todd Andrie and A & M, LLC.
  
6. A public hearing will be held to consider the vacation of Osborn Avenue SE, located between 1437 and 1443 2nd Street SE (Dustin Kern). CIP/DID #ROWV-000214-2026
  - a. First Reading: Ordinance vacating Osborn Avenue SE, located between 1437 and 1443 2nd Street SE.
  
7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 2nd Street SE Vault and Sidewalk Repairs project (estimated cost is \$600,000) (Erik Turnquist). CIP/DID #321559-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 2nd Street SE Vault and Sidewalk Repairs project.
  
8. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 2026 J Avenue Water Treatment Plant Roof Replacements and Repairs project (estimated cost is \$2,100,000) (Terry Tiedemann). CIP/DID #6250138-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 2026 J Avenue Water Treatment Plant Roof Replacements and Repairs project.
  
9. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Jordan Well No. 1 – ASR System project (estimated cost is \$3,700,000) (Brandon Jennings). CIP/DID #6250158-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Jordan Well No. 1 – ASR System 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, sign up 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.*

10. Motion to approve the minutes.
11. Resolution authorizing and providing for the issuance of \$44,945,000 General Obligation Bonds, Series 2026A; amending the levy of taxes to pay said bonds; and approving the Tax Exemption Certificate and the Continuing Disclosure Certificate. CIP/DID #FIN2025-09
12. Resolution authorizing and providing for the issuance of \$6,875,000 Taxable General Obligation Bonds, Series 2026B; amending the levy of taxes to pay said bonds; and approving the Continuing Disclosure Certificate. CIP/DID #FIN2025-09
13. Resolution authorizing and providing for the issuance and securing the payment of \$3,075,000 Water Revenue Bonds, Series 2026C; providing for a method of payment of the bonds; and approving the Tax Exemption Certificate and the Continuing Disclosure Certificate. CIP/DID #FIN2025-09
14. Resolution approving the Non-Discrimination Grievance Policy and Procedure to comply with provisions of a Farmer to Farmer grant from the U.S. Environmental Protection Agency. CIP/DID #WPC021026-01
15. Resolution adopting the Solid Waste and Recycling Division's fiscal year 2027 fee schedule for nuisance abatement and service charges. CIP/DID #SWM-FY27-01
16. Resolution adopting the Water Division's fiscal year 2027 fee schedule for miscellaneous service charges. CIP/DID #WTR-FY27-00
17. Resolution adopting the Water Division's fiscal year 2027 fee schedule for miscellaneous laboratory service charges. CIP/DID #WTR-FY27-00
18. Resolution adopting the Water Pollution Control Division's fiscal year 2027 special sewer rates for wastewater that is hauled directly to the Water Pollution Control Facility for treatment. CIP/DID #WPC-FY27-01
19. Resolution adopting the Water Pollution Control Division's fiscal year 2027 flat sewer rates for unmetered water supplies being discharged into the City's sanitary sewer system. CIP/DID #WPC-FY27-00
20. Resolution setting a public hearing for June 9, 2026 to consider the vacation and disposition of a 0.053-acre parcel of street right of way adjacent to 5th Street SE, between 10th Avenue and 11th Avenue SE, as requested by OFB LLC. **(Council Priority)** CIP/DID #ROWV-032970-2021

21. Motions setting public hearing dates for:
  - a. June 9, 2026 – to consider a Development Agreement with 2nd and 2nd LC, an entity of Steve Emerson, for an adaptive reuse project at the former Principal Building at 2nd Avenue and 2nd Street SE. CIP/DID #TIF-0019-2026
  - b. June 9, 2026 – to consider a Development Agreement with OFB LLC, an entity of Tyler Oswood, for a housing redevelopment project at 10th Avenue and 5th Street SE. CIP/DID #TIF-0062-2021
  - c. June 9, 2026 – to consider a Development Agreement with Rosa Holds LLC, an entity of Grace Gudenkauf, for a housing project at 934 and 940 L Street SW. CIP/DID #TIF-0020-2026
  - d. June 9, 2026 – to consider a Development Agreement with Sub-Zero Group Inc. and Cedar Rapids Real Estate, LLC for the expansion of a light manufacturing facility at 10015 6th Street SW. CIP/DID #HQJP-0005-2022
  
22. Motions setting public hearing dates and directing publication thereof, filing plans and/or specifications, form of contract and estimated cost, advertising for bids by posting notice to bidders as required by law, and authorizing City officials or designees to receive and open bids and publicly announce the results for:
  - a. June 9, 2026 – Cedar Lake Amenities Bid Package 3: Recreational Amenities project (estimated cost is \$3,950,000). **(Council Priority)** CIP/DID #327010-02
  - b. June 9, 2026 – Tower Terrace Road NE Interchange with I-380 West Median Landscaping project (estimated cost is \$380,000). CIP/DID #3018044-02
  
23. Motion approving the beer/liquor/wine applications of: CIP/DID #LIQR-00
  - a. Bop’s Pizza, 921 Blairs Ferry Road NE, Suite 130.
  - b. BP To Go #2, 1120 Old Marion Road NE.
  - c. Brewhemia, 1202 3rd Street SE, Suite 101.
  - d. Casa Las Glorias, 2245 Blairs Ferry Road NE.
  - e. CVS/Pharmacy #8526, 4116 Center Point Road NE.
  - f. CVS/Pharmacy #8532, 2711 Mount Vernon Road SE.
  - g. El Super Burrito and Lupita Bakery, 3300 Johnson Avenue NW.
  - h. Fork With It, 415 3rd Street SE.
  - i. Fraternal Order of Eagles Post #2271, 1735 11th Street NW.
  - j. Hy-Vee Food Store #1, 475 1st Street SW (5-day license for an event).
  - k. Mr. B’s Sam’s Pizza, 629 2nd Avenue SW.
  - l. Olive Garden Italian Restaurant #1475, 367 Collins Road NE.
  - m. Pilot Travel Center #1092, 8950 Earhart Lane SW.
  - n. The Keg, 719 5th Street SE (new – new ownership).
  - o. Traveling Tapster, 500 1st Street SE (5-day license for an event).
  - p. Walmart #2716, 3601 29th Avenue SW.
  - q. X Golf Cedar Rapids, 5235 Buffalo Ridge Drive NE.
  
24. Resolutions approving:
  - a. Payment of bills. CIP/DID #FIN2026-01
  - b. Payroll. CIP/DID #FIN2026-02
  - c. Transfer of funds. CIP/DID #FIN2026-03
  
25. Resolutions approving special event applications and road closures for:
  - a. Cedar Rapids Marathon Weekend on June 7, 2026. CIP/DID #EVENT-105438-2026
  - b. St. Ludmila’s Kolach Festival from June 12 to 14, 2026. CIP/DID #EVENT-126517-2026

26. Resolutions approving assessment actions:
- a. Intent to assess – Solid Waste and Recycling Division – cleanup costs – nine properties. **(Council Priority)** CIP/DID #SWM-009-26
  - b. Levy assessment – Solid Waste and Recycling Division – cleanup costs – nine properties. **(Council Priority)** CIP/DID #SWM-006-26
  - c. Intent to assess – Water Division – delinquent municipal utility bills – 18 properties. CIP/DID #WTR052626-01
  - d. Levy assessment – Water Division – delinquent municipal utility bills – 41 properties. CIP/DID #WTR041426-01
27. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
- a. FY25 Sanitary Sewer Point Repairs project, final payment in the amount of \$9,427.71 and 4-year Performance Bond submitted by B.G. Brecke, Inc. (original contract amount was \$204,953.68; final contract amount is \$188,554.25). CIP/DID #655996-23
  - b. Emergency Bridge Repairs project and 2-year Performance Bond submitted by Boulder Contracting LLC (original contract amount was \$26,750; final contract amount is \$26,750). CIP/DID #PUR0226-245
  - c. Emergency Structural Repairs – Paramount project and 2-year Performance Bond submitted by McComas-Lacina Construction, L.C. (original contract amount was \$30,000; final contract amount is \$132,319.66). CIP/DID #PUR0325-245
  - d. Emergency Replacement of Discharge Piping project and 2-year Performance Bond submitted by Pipe Pro, Inc. (original contract amount was \$176,922.63; final contract amount is \$179,852.83). CIP/DID #PUR0326-259
  - e. J Avenue Water Treatment Plant Process Improvements – Phase 2B project, final payment in the amount of \$321,167.37 and 2-year Performance Bond submitted by Tricon General Construction, Inc. (original contract amount was \$6,360,000; final contract amount is \$6,423,347.45). CIP/DID #625902-06
28. Resolution approving final plat:
- a. 1515 Oppidan First Addition for land south of 33rd Avenue SW and east of 18th Street SW. **(Council Priority)** CIP/DID #FLPT-000111-2026
29. 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. **(Council Priority)** CIP/DID #325065-00
  - b. Preliminary Engineering Agreement with Union Pacific Railroad Company for an amount not to exceed \$250,000 for floodgate construction in connection with the Cedar River Flood Control System project. **(Council Priority)** CIP/DID #3311563-00
  - c. 28E Agreement with the City of Hiawatha for an estimated amount of \$410,000 for the Blairs Ferry Road NE Traffic Signal and Curb Ramp Replacement at Center Point Road and Near North Towne Place project. CIP/DID #306294-00
  - d. Purchase of National Flood Insurance Program coverage through Selective Insurance Company of America for one year for an amount not to exceed \$185,000. CIP/DID #FIN2026-11
  - e. Amendment No. 4 to extend the contract with Emergent Architecture for architectural services for the City Hall Annex project for the Facilities Maintenance Services Division and to add work for an amount not to exceed \$375,000 (original contract amount was \$264,000; total contract amount with this amendment is \$1,093,750). CIP/DID #PUR0524-294

- f. Amendment No. 1 to renew the contract with Eide Bailly LLP for professional auditing services for the Finance Department for two years for a total amount not to exceed \$473,873 (original contract amount was \$512,112; renewal contract amount is \$473,873). CIP/DID #PUR0124-191
- g. Amendment No. 8 to the contract with Neogov for web-based applicant tracking for the Human Resources Department to add services in the amount of \$5,283 (original contract amount was \$41,656.91; total contract amount with this amendment is \$574,077.14). CIP/DID #PUR0721-026
- h. Amendment No. 4 to renew the contract with Bituminous Materials and Supply for road oil for the Streets Division for an annual amount not to exceed \$225,000 (original contract amount was \$225,000; renewal contract amount is \$225,000). CIP/DID #PUR0322-246
- i. Amendment No. 3 to renew the contract with Croell, Inc. for concrete for the Streets Division for an amount not to exceed \$500,000 (original contract amount was \$1,000,000; renewal contract amount is \$500,000). CIP/DID #PUR0223-213
- j. Amendment No. 4 to renew the contract with King's Material, Inc. for concrete for the Streets Division for an amount not to exceed \$1,800,000 (original contract amount was \$1,000,000; renewal contract amount is \$1,800,000). CIP/DID #PUR0223-213
- k. Amendment No. 9 to renew the contract with L.L. Pelling Company, Inc. for asphalt for the Streets Division for an amount not to exceed \$2,700,000 (original contract amount was \$1,200,000; renewal contract amount is \$2,700,000). CIP/DID #PUR0322-245
- l. Amendment No. 2 to renew the contract with Logan Contractors Supply for flexible crack and joint sealant for the Streets Division for an amount not to exceed \$120,000 (original contract amount was \$120,000; renewal contract amount is \$120,000). CIP/DID #PUR0424-264
- m. Amendment No. 2 to renew the contract with SNI Solutions, Inc. for liquid deicer for the Streets Division for an amount not to exceed \$206,250 (original contract amount was \$20,000; renewal contract amount is \$206,250). CIP/DID #PUR0325-242
- n. Amendment No. 5 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. for an amount not to exceed \$1,747 for the Blairs Ferry Road NE from North Towne Place NE to Sammi Drive NE Sidewalk Infill project (original contract amount was \$160,614; total contract amount with this amendment is \$218,937). **(Council Priority)** CIP/DID #301878-01
- o. Amendment No. 8 to the Professional Services Agreement with HDR Engineering, Inc. for an amount not to exceed \$81,000 for the Corrosion Control Study project (original contract amount was \$44,000; total contract amount with this amendment is \$464,502). CIP/DID #6250067-01
- p. Professional Services Agreement with HDR Engineering, Inc. for an amount not to exceed \$347,355 for the Rockford Road Detention Basin project. CIP/DID #304552-01
- q. Amendment No. 5 to the Professional Services Agreement with HR Green, Inc. for an amount not to exceed \$50,000 for the F Avenue NW and Levee project (original contract amount was \$715,000; total contract amount with this amendment is \$1,147,410). **(Council Priority)** CIP/DID #3311454-01
- r. Professional Services Agreement with Shive-Hattery, Inc. for an amount not to exceed \$544,840 for the 6th Street SW from Capital Drive to Walford Road Reconstruction project. CIP/DID #3018041-01
- s. Professional Services Agreement with Snyder & Associates, Inc. for an amount not to exceed \$199,405 for the 9th St SW from 5th Ave SW to 14th Ave SW Water Main Replacement project. CIP/DID #2026061-01

- t. Change Order No. 7 in the amount of \$54,644.86 with Peak Construction Group, Inc. for the City Annex & City Services Center Renovation Projects – Phase 1 project (original contract amount was \$5,334,000; total contract amount with this amendment is \$5,866,581.83). CIP/DID #PUR0525-306
- u. Accepting a Water Utility Easement from the John D. and Julie K. Vogt Revocable Trust for land at 6209 Casey Court NE. CIP/DID #ESCY-000249-2026
- v. Supplemental Agreement for Temporary Driveway Easement in the amount of \$494 from Good Shepherd Evangelical Lutheran Church for land at 2850 42nd Street NE in connection with the 42nd Street NE Improvements – Phase 2 from Pine View Drive to Wenig Road project. **(Paving for Progress)** CIP/DID ##3012188-00
- w. Supplemental Agreement for Temporary Driveway Easement in the amount of \$389 with Oakland Church of the Nazarene for land at 3000 42nd Street NE in connection with the 42nd Street NE Improvements – Phase 2 from Pine View Drive to Wenig Road project. **(Paving for Progress)** CIP/DID #3012188-00
- x. Agreement for Temporary Construction Easement in the amount of \$225 with Emily Klinefelter for land at 345 28th Avenue SW in connection with the 2026 Pavement Milling and Curb Repair project. **(Paving for Progress)** CIP/DID #301998-00
- y. Purchase Agreement in the amount of \$155 and accepting a Temporary Construction Easement from Aide Investments, LLC for land at 1501 F Avenue and 1502 E Avenue NW in connection with the Cherokee Trail Phase III project. **(Council Priority)** CIP/DID #325069-00
- z. Agreement for Temporary Construction Easement in the amount of \$110 with Audrey Smith for land at 5601 D Avenue NW in connection with the D Ave NW from West Post Road NW to Mayberry Dr NW Reconstruction project. **(Paving for Progress)** CIP/DID #3012495-00
- aa. Agreements for Temporary Construction Easements with the owners of two properties for a total amount of \$854 in connection with the Johnson Avenue NW from 32nd Street to 18th Street Utility and Roadway Improvements project. **(Paving for Progress)** CIP/DID #3012374-00
- ab. Purchase Agreement in the amount of \$9,065 and accepting a Storm Sewer and Drainage Easement and a Temporary Construction Easement from Sadler Power Train, Inc. for vacant land directly east of 4500 Wilson Avenue SW in connection with the Wilson Avenue SW Culvert Replacement project. CIP/DID #304564-00
- ac. Awarding and approving contract in the amount of \$289,425, bond and insurance of Acterra Group, Inc. for the Fuel Dispensing System Replacement project (estimated cost was \$240,000). CIP/DID #PUR0226-236
- ad. Awarding and approving contract in the amount of \$4,299,000, bond and insurance of Garling Construction for the City Annex Renovation Project – Cedar Rapids Police Department Regional Academy project (estimated cost was \$4,377,000). CIP/DID #PUR0426-282

## **REGULAR AGENDA**

- 30. Report on bids for the FY27 Sanitary Sewer Lining project (estimated cost is \$2,030,000) (Ben Worrell). CIP/DID #651-004-01
  - a. Resolution awarding and approving contract in the amount of \$1,587,521.35, bond and insurance of Municipal Pipe Tool Co. for the FY27 Sanitary Sewer Lining project.

31. Report on bids for the 3rd Street SW from 3rd Avenue to 1st Avenue Pavement Rehabilitation project (estimated cost is \$550,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012548-02
  - a. Resolution awarding and approving contract in the amount of \$445,882.85, plus incentive up to \$10,000, bond and insurance of Eastern Iowa Excavating & Concrete, LLC for the 3rd Street SW from 3rd Avenue to 1st Avenue Pavement Rehabilitation project.
32. Report on bids for the Czech Village Riverside Trail project (estimated cost is \$220,000) (Rob Davis). CIP/DID #3313553-01
  - a. Resolution awarding and approving contract in the amount of \$197,403.34, bond and insurance of Rathje Construction Co. for the Czech Village Riverside Trail project.
33. Report on bids for the Replacement of First Street Doors at City Hall project (estimated cost is \$226,000) (Jason Stancliffe). CIP/DID #PUR0426-285
  - a. Resolution awarding and approving contract in the amount of \$194,000, bond and insurance of Tricon General Construction, Inc. for the Replacement of First Street Doors at City Hall project.

## **ORDINANCES**

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

34. Ordinance vacating public ways and grounds of a 20-foot alley right of way adjacent to 900 L Street SW as requested by Interstate Power & Light Company. CIP/DID #ROWV-030056-2020
  - a. Resolution authorizing the disposition of a 20-foot alley right of way adjacent to 900 L Street SW to Interstate Power & Light Company.

## **PUBLIC INPUT**

*This is an opportunity for Cedar Rapids residents, property owners, and business owners to address the City Council on any subject pertaining to Council business. If you wish to speak, sign up outside the Council Chambers and approach the microphone when called upon.*

## **CITY MANAGER COMMUNICATIONS AND DISCUSSIONS**

*Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a City Council public meeting or event should contact the City Clerk's Office at 319-286-5060 or [cityclerk@cedar-rapids.org](mailto:cityclerk@cedar-rapids.org) as soon as possible but no later than 48 hours before the event.*

*Agendas and minutes for Cedar Rapids City Council meetings can be viewed at [www.cedar-rapids.org](http://www.cedar-rapids.org).*