City of Cedar Rapids
City Council Meeting

June 14, 2022

City Council Priorities – FY23

Purpose

- Ensure continued alignment with EnvisionCR, the City's comprehensive plan

- Highlight Council's priority initiatives
  - provides transparency and a clear message to the public
  - City Manager/Director Team are able to better prioritize resources
  - emphasize communication on the progress

Top Accomplishments

- Renewal of Local Option Sales Tax (LOST) for Paving for Progress

- Economic development
  - FedEx, BAE, warehousing projects
  - Wright Brothers Boulevard interchange expansion
  - 1st & 1st West development project

Top Accomplishments

- Flood control progress
  - Westside flood protection
- Derecho cleanup & coordination with partners on massive restoration
- Strong fiscal position

Top Accomplishments

- Positive outcomes from social justice movement
  - Establishment of the Citizen Review Board (CRB)
  - Hiring DEI Manager

- Slight decrease in gun violence and framework in place to continue progress

Top Accomplishments

- Success of the Connect CR private/public partnership

- Affordable housing projects
  - Affordable units in the Banjo block development
  - ARPA-funded projects

Council Goal Session

- Special Meeting of City Council - February 22, 2022
- Serves as a work session for Council members
- Published notice and an open public meeting

Council Priorities

- Flood Control System and Greenway
- Affordable Housing
- Strengthen and Stabilize Neighborhoods
- Targeted Development Hubs
- Quality of Life Enhancements

Council Priorities

Flood Control System and Greenway

- Secure remaining funding needed for the FCS
- Identify grant and private resources for the Greenway
- Include River Recreation (kayak course) in the Greenway project

- *Destination Iowa grant application for Greenway R&R*
- *Update of Greenway Plan with public outreach – launch this fall*

Council Priorities

Affordable Housing

- Increase public awareness of the spectrum of housing
- Seek private & public resources to create more affordable units
- Continue monitoring housing market data

- *Proactively working with IEDA to ensure CDBG-Disaster Recovery funds will meet our local needs (approximately $30-40M)*
- *Selected by NYU Furman Center to participate, as 1 of 9 communities nationally, in Housing Lab*

Council Priorities

Strengthen and Stabilize Neighborhoods

- Promote walkability/bike trails for easy access within and among neighborhoods
- Policies and regulations to enhance the unique character of our neighborhoods

- *Urban Design Users Guide for Special Character Areas – Council review this summer*
- *Westdale Area Action Plan – Council review this fall*
- *Community Climate Action Plan – 15-minute neighborhood*

Council Priorities

Targeted Development Hubs

- Micro-area planning
  - Address barriers to private redevelopment
  - Involve area stakeholders
  - Identify resources

- *Initiate Rockford Road SW Micro-Area Plan – Fall, 2022*
- *1st Ave/15th St SE Micro-Area Plan – Spring, 2023*

Council Priorities

Quality of Life Enhancements

- Critical to attracting and retaining workforce
- 7 specific initiatives
  - Downtown Revitalization – *Vision Plan update*
  - Trails – *actively seeking funds (MPO, state, and federal grants)*
  - Dog Parks – *identified for Jones Park enhancements*
  - 1st & 1st West – *Development Agreement approved (April 12)*
  - Casino – *continue to work with local development group*
  - Senior/Recreational Facility – *launching Feasibility Study this fall*
  - Public Art – *Public Art Plan approved (April 26)*

Points of Emphasis

- Enhanced communications
  - Consistent updates to appropriate Council Committees
  - Referenced in the agenda cover sheets and Council materials
  - Quarterly reporting
  - Incorporate in new action steps, ex. Age-Friendly Action Plan

Presented by:

Jennifer Pratt
Community Development Director
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Fireworks Update

Chief Greg Smith – Cedar Rapids Fire Dept

Lt Tony Robinson – Cedar Rapids Police Dept

Sales and Discharge – State & Local Code

- 2017 – Iowa Legislature lifts ban on fireworks sales and use
  - Sales allowed:
    - Localities are required to allow the sale of fireworks.
  - Discharge:
    - State allows discharge 9am-10pm on sale dates and until 11pm on July 3 & 4.
      - Localities are allowed to restrict the discharge of fireworks
    - City of Cedar Rapids allowed fireworks to be discharged per state code allowance in 2017

Sales and Discharge – City Code Changes

- 2018 – City of Cedar Rapids makes following changes:
  - **Sales** – Council passes resolution to allow for sales only in areas of the City zoned *Industrial*
  - **Discharge** – Council passes resolution making discharge of fireworks illegal within city limits
  - These restrictions have remained in place since passed in 2018

Sales and Discharge – State & Local Code Update

- 2022 –Iowa Legislature updates fireworks sales laws requiring localities to allow sales in areas zoned *Industrial* or *Commercial*

- City of Cedar Rapids is in process of updating local ordinances to reflect State law

Fireworks Sales – Current Status

- Temporary tent sales started June 13
- Currently, 10 sites operated by four vendors selling or planning to sell
- State law requires local jurisdictions allow the sale of fireworks.
- Municipalities are allowed to regulate the discharge of fireworks within city limits
- Cedar Rapids does NOT allow discharge/use

Enforcement

- On May 24th the first reading of an ordinance change to Chapter 63.10 took place.
  - This amendment would make any violation of the ordinance a Scheduled Violation with a set fine of $250.
  - A Scheduled Violation is a more efficient method of filing charges as it is comparable to issuing a traffic citation.
  - The second and third reading of this ordinance change is scheduled for today's City Council meeting.

Enforcement

- The Police Department is hiring back additional officers on Friday and Saturday nights beginning June 17 and will continue to do so each weekend through the July 4th weekend to specifically respond to fireworks complaints.
- The Officer's response can result in two outcomes:
  - If evidence supports it, the officer may charge the individual responsible for using or exploding any consumer fireworks within the City corporate limits.
  - If the complaint results in a determination that fireworks were used at a property and evidence lacks as to who actually used or exploded them, the officer will note that in the Call For Service. SafeCR can then note that under Chapter 22A Nuisance Properties. Two or more founded calls for service within a period of 12 consecutive months will result in the property being deemed a Nuisance Property.

Thank you

Presented by:

Gregory Smith
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Anthony Robinson
Police Lieutenant
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Agenda Item 1
Annexation Moratorium with Swisher

June 14, 2022

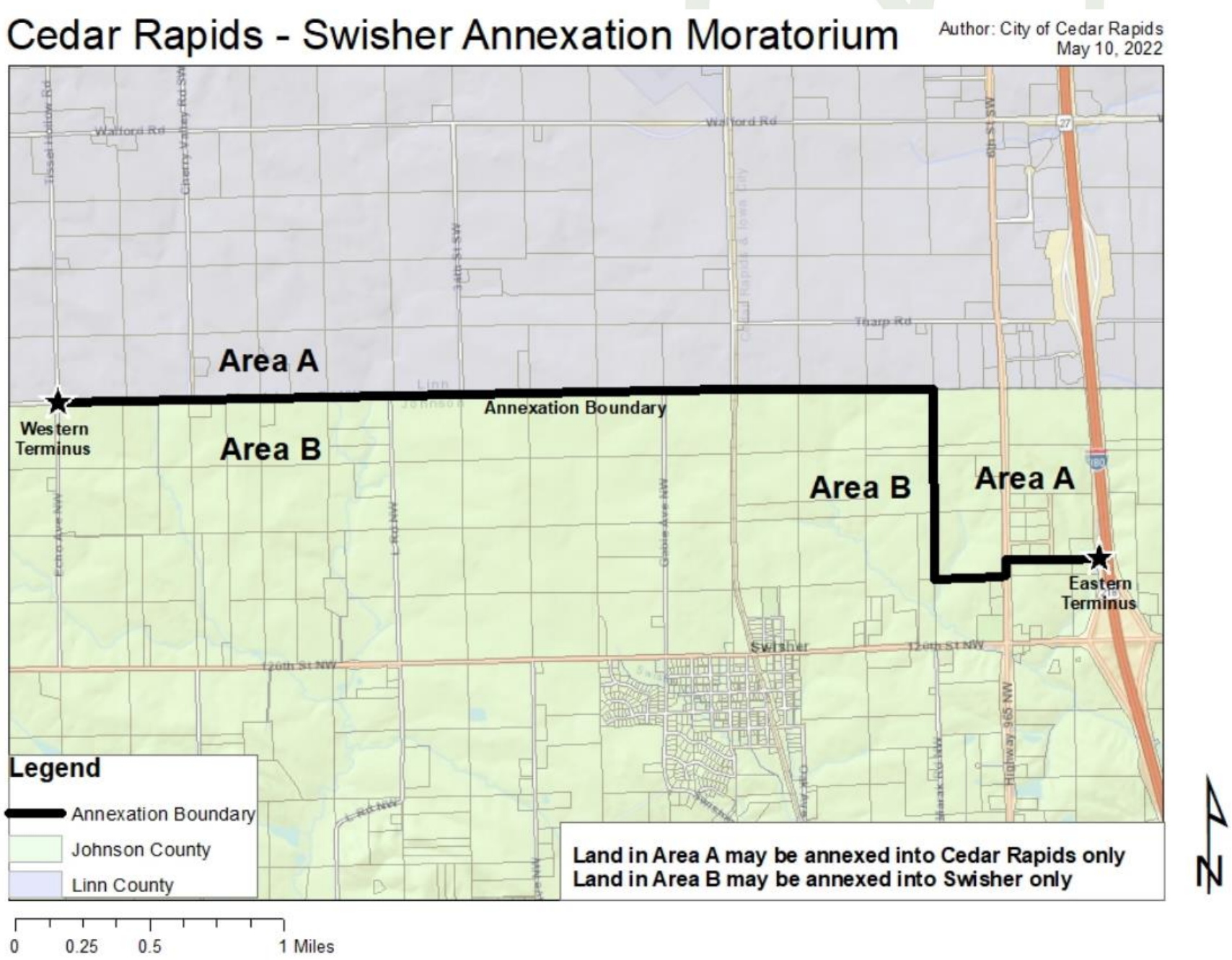
Overview

- 10 year agreement with City of Swisher
- Replaces expired Fringe Area Agreement
- Protects City investments
  - Land south of boundary not currently serviceable by City utilities.
  - Permits continued industrial expansion
  - Creates buffer around airport

The Agreement

- Boundary at Linn/Johnson line, except for parcels on future 6th Street SW served by utility extension.
- For property owners:
  - **Does not** initiate annexation
  - **Does not** require annexation
- Agreement does state which community land could annex into.
  - Cities agree not to object to annexation proceedings.
  - Cities will not accept applications across the line.
  - Cities will review plats on their side of the line.

The Agreement



Other Considerations

- Future Land Use Map Considerations:
  - Require residential-adjacent buffering behind development on 6th Street SW
  - Light Industrial and Suburban Mixed Use Center zoning.
- Staff will bring these recommendations forward as part of future EnvisionCR updates.

Process

- Required notice sent to Linn and Johnson County Board of Trustees, official papers
- Courtesy Notices sent to property owners
- In effect for 10 years after adopted by both communities.

Recommendation:

Staff recommends adoption of the Resolution

Presented by:

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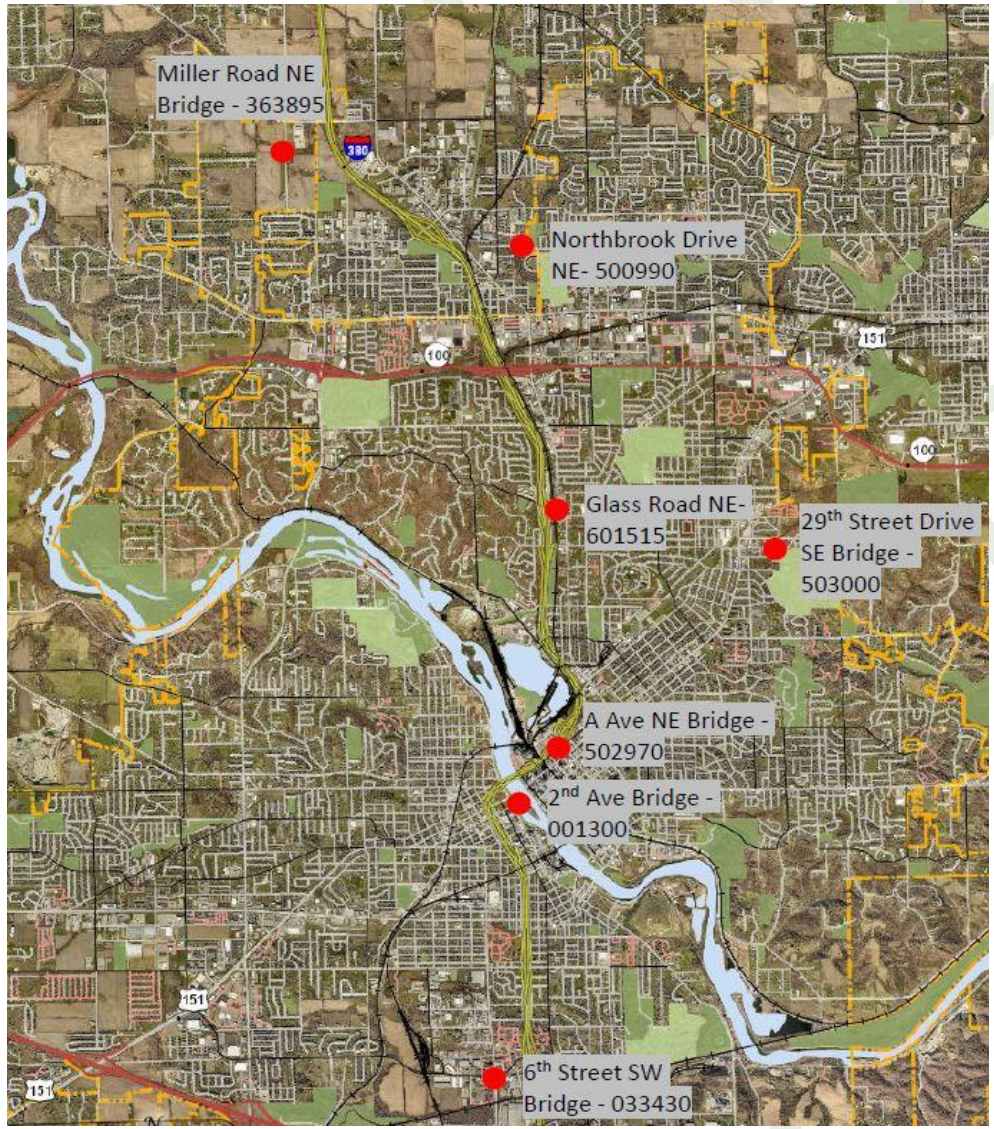
Agenda Item 2
Public Hearing
FY2022 Bridge Maintenance Project

June 14, 2022

Key Facts about Project

- Includes work on seven bridges
  - Miller Rd NE over Tower Creek
  - A Ave NE over 4th St
  - 6th St SW over RR
  - 29th St Dr SE over Indian Creek
  - Glass Rd NE over Mcloud Run
  - Northbrook Dr NE over Dry Creek
  - 2nd Ave over Cedar River
- Work items include joint repair, sidewalk repair, railing, deck repair, and other minor repairs



Key Facts about Project

- Engineers Estimate of Probable Cost = $2,880,000
- Funding sources – SLOST, Bonds
- Bid Letting – June 22, 2022
- Construction scheduled for 2022 and 2023

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

Presented by:

Doug Wilson, P.E.
Paving for Progress Program Manager
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319.286.5141

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Item #3. Public Hearing

Veterans Memorial Stadium

Field Renovations

June 14, 2022

Veterans Memorial Stadium Field Renovations

- Scope of Work
  - Replace Sod
  - Replace Infield Dirt
  - Widen Warning Track
  - Regrade Playing Surface
  - Replace Irrigation System
- Work must be completed by April 2023 to comply with new MLB field requirements.
- Funding Source – Veterans Memorial Capital Repairs Fund
  - Project is part of the Stadium's Eleven Year Capital Repairs Plan.
  - Anticipated cost of $450,000

Veterans Memorial Stadium Field Renovations

Timeline

- June 1 – Pre-Bid Meeting
- June 15 – Bid Opening
- June 26 – Report Bid Results
- Oct – Nov 2022 – Work completed at conclusion of the baseball season.

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Veterans Memorial Stadium

Thank you for your support
of the Cedar Rapids Kernels.

Presented by:

Doug Nelson
CEO, Cedar Rapids Ball Club
Dnelson@kernels.com
319-896-7614

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Agenda Item 26

Resolution Adopting a Display of Flags Policy

June 14, 2022

Statement of Purpose

- The purpose of this policy is to establish guidelines for the flying of commemorative, special occasion, and other ceremonial flags at City-owned properties, in order to ensure that flagpoles at such properties are used only for government speech.
- This policy does not govern the flying of Federal, State, and/or City flags.

Policy & Standards Overview

Express the views, values and goals of the City

- Commemorative Flags. The City values diversity, equity, and inclusion.
- Other special occasions, commemorative and ceremonial flags
  - Display Period
  - Other Flags

Recommendation

Staff recommend approval of the resolution adopting the Display of Flags Policy.

Presented by:

Elizabeth Buch (she/ella)
Diversity, Equity and Inclusion Manager
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319-450-2003

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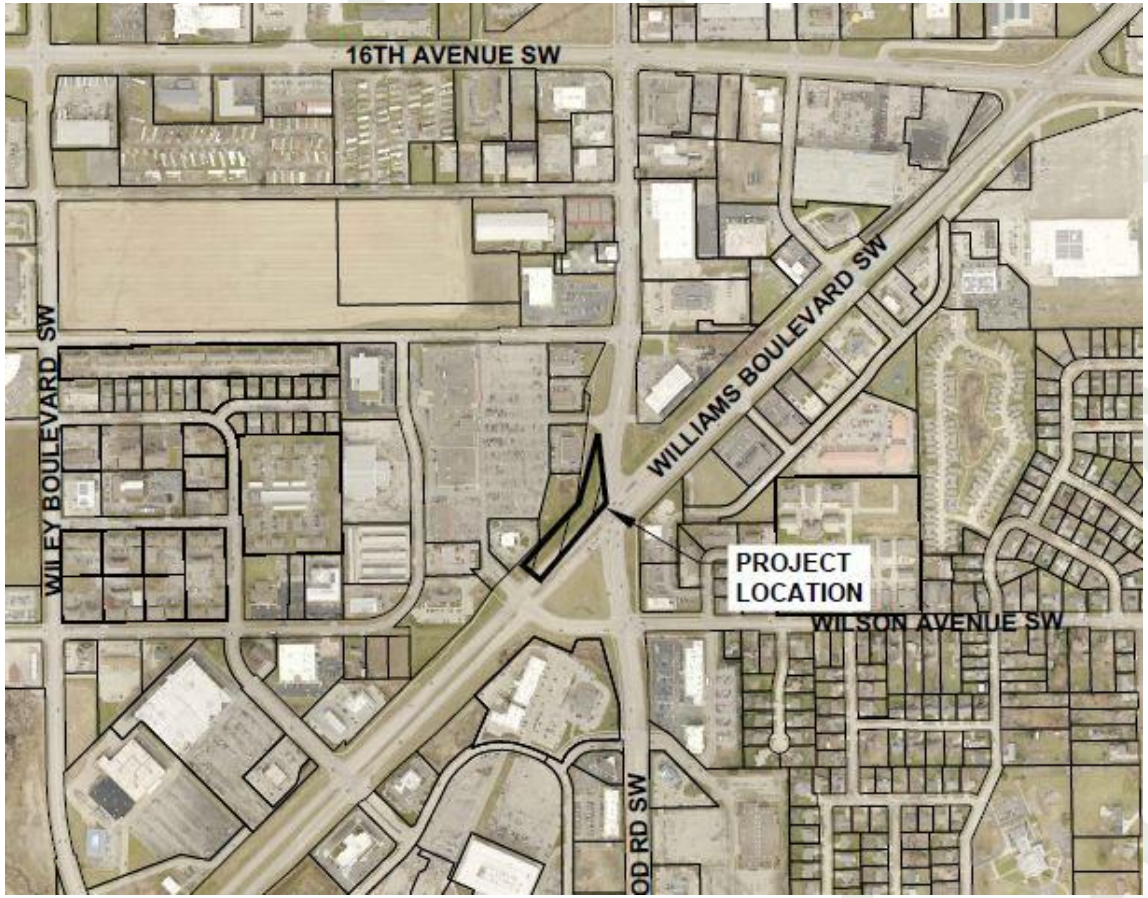
Agenda Item 27

Williams Boulevard and Edgewood Road SW Sidewalk Improvements

June 14, 2022

Key Facts about Project

- Adds new 6’ sidewalk
- Connects to the new pedestrian crossings and signal at Williams Boulevard and Edgewood Road
- Location is identified in the pedestrian master plan as a med/high demand area



Bid Results

- Bids Opened May 25, 2022

• Rathje Construction Co., Marion, IA	$99,625.00
• Midwest Concrete Inc., Peosta, IA	$118,941.00
• Tschiggfrie Excavating Co., Dubuque, IA	$148,711.36

The Public Works Department recommends approval of the resolution to award the contract to Rathje Construction Co., Marion, IA

in the amount of $99,625.00.

Presented by:

Doug Wilson, P.E.
Paving for Progress Program Manager
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Agenda Item 28
4th Avenue Properties, LLC Project Term Sheet

City Council

June 14, 2022

Background

- Application for financial incentives from 4th Avenue Properties, LLC (Fred Timko & Gary Rozek)
- Project qualifies under the Targeted District Reinvestment – Economic Development Program;
- Request for Above Standard Incentives
  - Financial “gap” analysis
  - Verification of construction & operational costs
  - Equity exceeds present value of City incentives

Project Term Sheet

- $6.7 million investment
- Minimum Improvements
  - 3-story, residential building
  - 1st Floor – walkup units & covered parking (rear)
  - 20 residential rental units (market rate)
  - Redevelopment of commercial building at 218 4th Ave SW – relocation of Kepros Physical Therapy
- Incentives
  - Reimbursement of 100% of tax increment
  - Up to $750,000 net present value or 20 reimbursements

Project Term Sheet

- City Property
  - City to initiate disposition of unbuildable City-owned lot at 202 4th Ave SW
  - Property sold at fair market value
  - Flood mitigation measures required

Project Location
3rd Street Southwest
4th Avenue Southwest
2nd Street Southwest
5th Avenue Sout

3RD ST SW
2ND ST SW
4TH AVE SW
EXISTING BUILDING
218 4TH AVE SW
DRIVE &
PARKING
LOT
GARAGE
TRASH
RM
STAIR
MECH
RESIDENT STORAGE UNITS
CORRIDOR
APT
DECK
APT
DECK
ADA
APT
DECK
STAIR
BIKES
ENTRY/
LOBBY
BAR SCALE:
0
25'
50'
75'
100'
218
NORTH
A
PROPOSED GROUND FLOOR (SCHEME B)
2ND STREET SW, CEDAR RAPIDS, IA
SELECT STRUCTURAL
(5/03/2022)

400
SECOND

400
SECOND
KYC 862

Next Steps

- **Today** Term Sheet
- **June/July** URA Plan Amendment
- **July/Aug** Development Agreement

Presented by:

Caleb Mason
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Agenda Item 29
Sub-Zero Group, Inc. Project Term Sheet

City Council

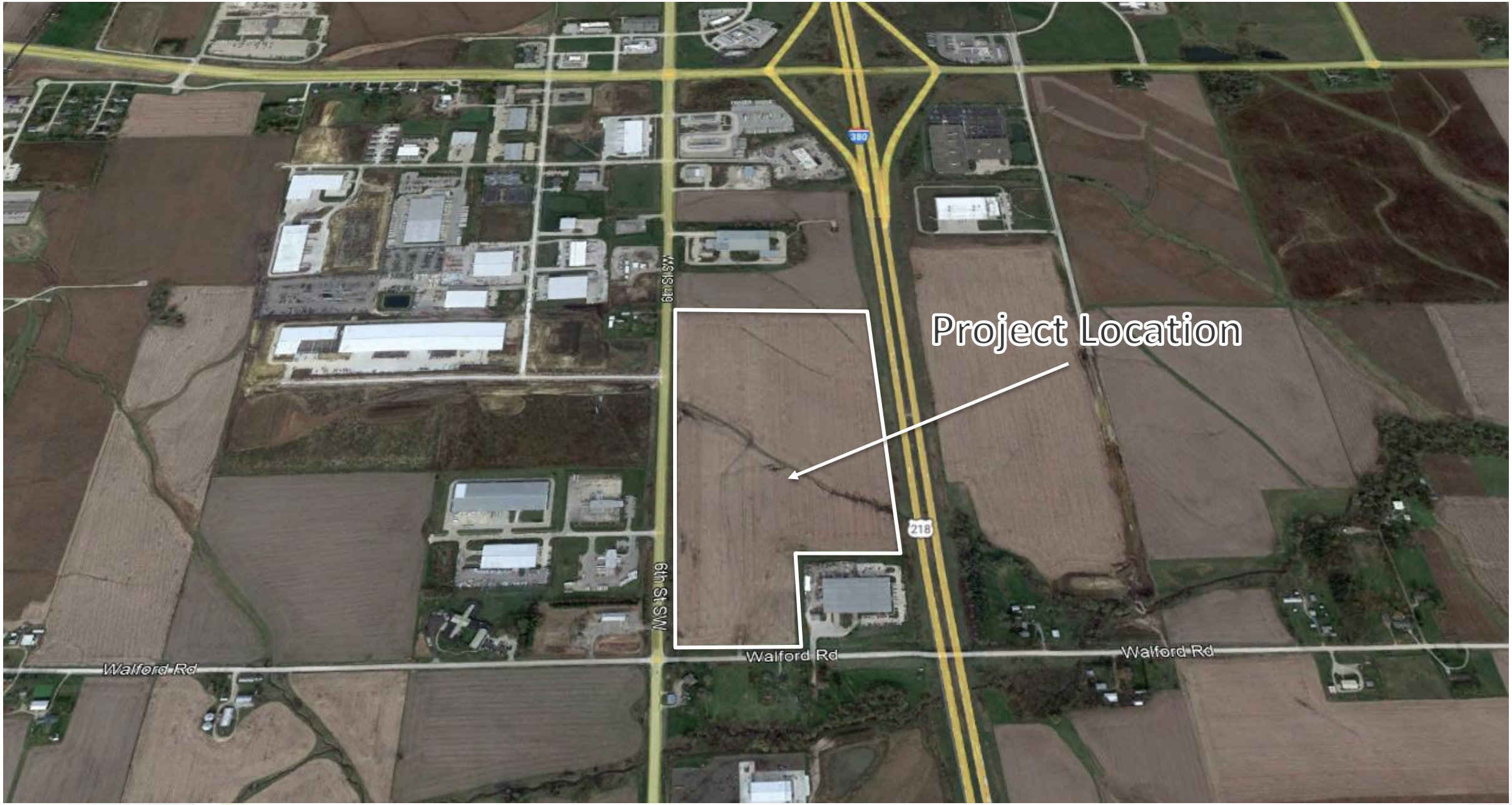
June 14, 2022

Background

- December 2021 – Confidential Request for Information (RFI) inquiry from site selection consultant
- December-May – Site selection process, site visit(s) – collaborative effort with Iowa Economic Development Authority (IEDA), Economic Alliance, Alliant & Kirkwood
- Today – Project Term sheet
- June 17 – IEDA Board consideration of State incentives

Project Overview

- Company – Sub-Zero Group Inc
  - Subsidiaries – Sub-Zero Refrigerators, Wolf ovens/ranges, Cove dishwashing
- $140.6 million total capital investment
  - $90 million real estate and construction
  - $50.6 million machinery & equipment
- Construction of new 400,000 sq ft light manufacturing facility
- 192 new full-time jobs, of which 127 are at or above the State High Quality Jobs wage rate ($24.20/hr)
- $11.8+ million annual payroll


Project Location
380
218
6th St SW
Walford Rd
Walford Rd
Walford Rd

4295

Term Sheet

- Entities – Sub Zero Group, Inc (Employer), SZ Midwest Fab Center, LLC (Property Owner)
- Minimum Investment - $140 million (real property, machinery & equipment)
- Minimum Improvement – construction of a new 400,000 sq. ft. light industrial facility
- Timeline – commenced August 2023, completed September 2025

Term Sheet

- Employment – 192 new FTE, of which 127 FTEs to qualify at or above high quality job wage threshold
- Employment date – December 2026
- City Incentives
  - 20-year, 75% tax exemption (available through State HQJ Program)
  - Estimated value of incentive of $15.4 million (net present value)
- Tax abatement subject to maintaining employment threshold
- Reduction of property tax exemption if employment threshold is not maintained

Next Steps

- Today — Resolution approving Term Sheet & sponsorship of an application for State incentives
- June 17 — IEDA Board consideration of State incentives
- August — Development Agreement

Presented by:

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Agenda Item 30

Five Seasons Parking Ramp Mural

Five Seasons Parking Ramp mural location

Call for Qualifications

- Open February 4 - April 6, 2022
- 73 submissions received
- Four finalists selected to submit site-specific proposals

Together We Bloom

Next Steps

City Staff recommend approval of the resolution to negotiate an agreement for commission of public art with Ryan Sarfati and Eric Skotnes.

Presented by:

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