

AGENDA

6:30 PM

March 24, 2020

An **Electronic Meeting** (pursuant to Iowa Code Section 21.8) of the City Council of the City of Coralville, Johnson County, IA is being held Tuesday, March 24, 2020 at 6:30 PM because a meeting in person is impossible or impractical due to concerns for the health and safety of Council Members, Staff and the Public presented by COVID-19. Until further notice all of our Council Meetings will be held electronically only. This meeting will be live streamed Tuesday, March 24, 2020 at 6:30 PM and rebroadcast on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

If you wish to participate in any of the public hearings or citizen comments you can submit comments in writing to the City Clerk's office at 1512 7th Street, Coralville, Iowa or by email at tjohnson@coralville.org no later than 5:00 PM, Tuesday, March 24, 2020. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7th Street, Coralville, Iowa on Tuesday, March 24, 2020 at 6:30 PM where electronic access to the Council Meeting will be provided. Social distancing will be required.

1. **Call to order.**
2. **Roll call.**
3. **Approve agenda.**
4. **Mayor to proclaim April 7, 2020 as "National Service Recognition Day."**
5. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
6. **FISCAL YEAR 2021 BUDGET ~ PUBLIC HEARING**
 - a) Public hearing on the Fiscal Year 2021 Budget.
 - b) Consider **resolution** approving the Fiscal Year 2021 Budget.

Note: The budget can be viewed on the City website www.coralville.org, in the latest *Connection*, on CoralVision and copies are available at the Coralville Public Library and City Hall.

7. **AMENDMENTS TO URBAN RENEWAL AREAS ~ PUBLIC HEARING**

- a) Planning & Zoning Commission and Consultation Report.
- b) Public hearing on Amendment No. 9 to the Coralville Amended and Restated Urban Renewal Plan for the Coralville Urban Renewal Area.
- c) Consider **resolution** adopting Amendment No. 9 to the Coralville Amended and Restated Urban Renewal Plan for the Coralville Urban Renewal Area.

Note: This amendment will add 905 5th Street and the 5th Street and 10th Avenue Roundabout project to the Coralville Urban Renewal Plan.

- d) Planning & Zoning Commission and Consultation Report.
- e) Public hearing on the proposed Amended and Restated Urban Renewal Plan for the 12th Avenue Urban Renewal Area (Amendment No. 9).
- f) Consider **resolution** approving an Amendment to the 12th Avenue Urban Renewal Plan and the 12th Avenue Urban Renewal Area.

Note: This amendment will add right of ways and projects for extensions of Redhawk and University Parkway to the 12th Avenue Urban Renewal Plan.

8. BONDS ~ PUBLIC HEARINGS

- a) Public Hearing on proposal to enter into a Road Use Tax Revenue Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$6,000,000.00.
- b) Consider **resolution** taking additional action to enter into a Road Use Tax Revenue Loan Agreement and providing for the sale of bonds, setting parameters for the sale of bonds, approving a purchase agreement, an official statement and other related documents.

Note: This financing (Series 2020A) is a Road Use Tax Revenue Bond issue to finance a portion of the street projects on East 2nd Avenue and East 9th Street. The security for the issue will be state Road Use Tax revenues. The intended repayment source is Mall & Highway 6 TIF revenues.

- c) Public hearing on General Obligation Essential Corporate Purpose Loan Agreements.
- d) Consider **resolution** taking additional action to enter into Loan Agreements and providing for the sale of bonds, setting parameters for the sale of bonds, approving purchase agreements, official statements and other related documents.

Note: This financing (Series 2020E through 2020H) will pay costs related to projects on 1st Avenue and 12th Avenue, in addition to refinancing prior bond issues (2014C, 2015A, 2015B, 2016D-2, and 2017D-2). The repayment source is the City's debt service property tax levy, 12th Avenue TIF revenues and Mall & Highway 6 TIF revenues.

- e) Public hearing on the issuance of not to exceed \$8,500,000.00 Urban Renewal Tax Increment Revenue Bonds.
- f) Consider **resolution** making a determination to issue Urban Renewal Tax Increment Revenue Bonds, setting parameters for the sale, approving purchase agreements, official statements and other related documents.

Note: This financing (Series 2020B) will pay costs related to a project on 12th Avenue, in addition to refinancing a prior bond issue (2011F). The repayment source is 12th Avenue TIF revenues.

9. LOT 2, DOVETAIL ESTATES, PART NINE ~ PUBLIC HEARING

- a) Building & Zoning Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of Lot 2, Dovetail Estates – Part Nine from C-PUD 1 to C-PUD 2, and the PUD-B Site Plan.
- d) **ORDINANCE NO. 2020-1002** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa and generally known as Lot 2, Dovetail Estates – Part Nine, from C-PUD 1, Commercial Planned Unit Development One District, to C-PUD 2, Commercial Planned Unit Development Two District, for **1st consideration**.

Note: This will rezone The Bluffs at Brown Deer to Residential Planned Unit Development Two District and the parcel will be split into two residential lots with one four story apartment building on each lot.

10. VARIOUS LOTS IN THE SUMMIT HILLS ADDITION ~ PUBLIC HEARING

- a) Public hearing on the disposal of an interest in real property, that property being various lots in the Summit Hills Addition

Note: Blue Sky Developers are purchasing Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 109, 110, 111 and 112, Summit Hills Addition and Lots 1A, 2A, 3A, 4A, 5A, 6A, 7A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 23A, 24A, 25A and 26A of the replat of a portion of the Summit Hills Addition from the City of Coralville in order to build single family homes with two car garages on each lot.

11. AUDIT REPORT

- a) Auditor from Hogan Hansen to present Fiscal Year 2019 Audit Report.

Note: The audit was received and placed on file on March 19, 2020. It can be viewed on the City website www.coralville.org/news and copies are available at the Coralville Public Library and City Hall.

12. CONSOLIDATED TRANSIT FUNDING APPLICATION

- a) Consider **resolution** setting a public hearing on the City of Coralville Fiscal Year 2021 Iowa Department of Transportation Consolidated Transit Funding Application.

Note: The public hearing will be April 28, 2020.

13. CITY HALL WEST END SEWER LINE REPLACEMENT PROJECT

- a) Approve Change Order #3: +\$322.67; and Pay Application #2 (Final): \$1,769.54; to **Maxwell Construction Inc.** for the City Hall West End Sewer Line Replacement Project.
- b) Consider **resolution** accepting the City Hall West End Sewer Line Replacement Project as completed.

Note: The sanitary sewer line serving the west end of City Hall was replaced and needs to be accepted as completed. There is no retainage.

14. EWALT PARKING LOT PROJECT

- a) Quotation Report.
- b) Consider **resolution** accepting quotation and awarding contract for the Ewalt Parking Lot Project.

Note: This project will build a concrete parking lot for Ewalt Park.

15. 905 5TH STREET

- a) Consider **resolution** approving a Purchase Agreement for 905 5th Street, Coralville, Iowa.

Note: This is for the purchase of 905 5th Street for \$195,000.00, where part of the property will become right of way for the 5th Street and 10th Avenue Roundabout.

16. CHAPTER 657A (ABANDONED OR UNSAFE BUILDINGS)

- a) **ORDINANCE NO. 2020-1003** An ordinance regarding the applicability of Chapter 657A.1 through 657A.10 of the Code of Iowa, for **1st consideration**.

Note: In 2019 the Iowa General Assembly passed a law requiring the City to codify that Chapter 657A (Abandoned or Unsafe Buildings – Abatement by Rehabilitation) applies in the City.

17. PROPERTY/LIABILITY/AUTO INSURANCE RENEWAL

- a) Consider **resolution** approving Iowa Communities Assurance Pool (ICAP) as the City's insurance carrier.
- b) Consider **resolution** appointing Michael A. Funke and Kelly J. Hayworth as the individuals to represent the City with the Iowa Communities Assurance Pool.

Note: This is a renewal of the City's Property/Liability/Auto Insurance.

- c) Consider **resolution** approving Travelers as the City's cyber liability insurance carrier.

Note: This is for \$1,000,000.00 of cyber liability coverage.

18. IOWA RIVER TRAIL PROJECT – ROCKY SHORE DRIVE TO CLEAR CREEK

- a) Consider **resolution** approving Amendment No. 1 to the Engineering Services Agreement with Shoemaker & Haaland for the Iowa River Trail Project – Rocky Shore Drive to Clear Creek.

Note: This amendment is for additional lighting design, trail alignment updates and additional environmental review for the Iowa River Trail Project and is not to exceed \$24,800.00.

19. 2020 I-80/1ST AVENUE BUILD GRANT

- a) Consider **resolution** approving an Engineering Design Services Agreement with HR Green, Inc. to assist with the 2020 I-80/1st Avenue BUILD Grant application.

Note: This is for engineering assistance for the 2020 I-80/1st Avenue BUILD Grant application and is not to exceed \$23,500.00.

20. CONSIDER MOTION TO APPROVE CONSENT CALENDAR AS PRESENTED OR AMENDED:

- a) Approve minutes for the March 10, 2020 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Sunday Sales with Outdoor Service and Sunday Sales for **Brown Deer Golf Course**: Eff. 04/12.
- c) Approve Class E Liquor License with Native Wine Permit and Sunday Sales for **Casey's General Store #2918**: Eff. 04/15.
- d) Approve payment to **Bolton & Menk, Inc.** for:
 - i) Veteran's Memorial at Oak Hill Cemetery (#0246800) \$370.00
 - ii) Hawkeye Ready Mix South Demolition (#0246801) \$1,165.00
- e) Approve payment to **Open Realty Advisors LLC** for second half of commission for lululemon – Iowa River Landing (#8092): \$9,000.00.
- f) Approve payment to **Impact7G** for the Iowa River Power Dam – Mitigation Bank Feasibility Study (#16335): \$4,800.00.
- g) Approve payment to **Flashing Thunder Fireworks** for fireworks (#2020-03): \$19,377.15.
- h) Approve payment to **Water Words that Work** for the Clear Creek Soil Health Campaign (#QC-459): \$6,085.00.
- i) Approve payment to **HR Green, Inc.** for:
 - i) IRL Public Infrastructure Improvements E. 2nd Avenue (#133381) \$13,972.25
 - ii) I-80/1st Avenue Interchange – Final Design Phase 1 (#133493) \$100,386.81
 - iii) Miscellaneous Engineering – Stormwater, Flood Protection & I-80/1st Avenue BUILD Grant (#133355) \$1,060.75
 - iv) 4th Avenue Sewer Rehabilitation (#133103) \$2,784.25
- j) Approve payment to **EOR Iowa LLC** for Biscuit Creek Feasibility Study (#19-1010-002): \$9,391.50.
- k) Approve payment to **Shoemaker & Haaland Professional Engineers** for Iowa River Trail – Rocky Shore Drive to Clear Creek (#019376.00-3): \$22,294.80.
- l) Approve payment to **Terracon Consultants, Inc.** for:
 - i) AAA Mechanical Site, 832 Quarry Road (#TD26679) \$2,275.00
 - ii) Wastewater Treatment Plant Improvements (#TD29507) \$3,186.50
 - iii) Brownfield Assessment Grant (#TD28722) \$810.00
- m) Approve payment to **Veenstra & Kimm, Inc.** for

- i) Fox Valley Trunk Sewer Extension (#1) \$3,816.00
- ii) Fox Valley Trunk Sewer Extension (#2) \$3,744.00
- iii) Wastewater Treatment Plant Improvements 2017 – Resident (#21) \$13,694.67
- iv) Wastewater Treatment Plant Improvements 2017 – General (#23) \$16,200.00
- n) Approve payment to **MMS Consultants, Inc.** for University Parkway Extension (#27940): \$799.54.
- o) Approve payment to **Creative Software Services, Inc.** for Building/Engineering Permit Software (#19602): \$254.00.
- p) Approve Change Order #10: +\$28,061.00; and Pay Estimate #21: \$26,657.95 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Phase 2.
- q) Approve a Proposal from **Terracon Consultants, Inc.** for 2020 Construction Observation and Material Testing Service (Soils, unit price list).
- r) Approve a Proposal from **Shive-Hattery, Inc.** for 2020 Construction Observation and Materials Testing Services (concrete, unit price list).
- s) Approve Bill List for March 24, 2020.

21. City Administrator's report.

22. Mayor's report.

23. City Attorney's report.

24. Committee and Councilmember's report.

25. Motion to adjourn.