

AGENDA

6:30 PM

April 14, 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, April 14, 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, April 14, 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, April 14, 2020. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7th Street, Coralville, Iowa on Tuesday, April 14, 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 19-25, 2020 as "National Library Week" and April 27, 2020 as "Arbor Day."**
5. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
6. **LOT 2, DOVETAIL ESTATES, PART NINE**
 - a) **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 **2nd consideration**.

Note: This will rezone Lot 2, Dovetail Estates – Part Nine to Commercial Planned Unit Development Two District in order to build an 8,926 sq. ft. single-story commercial use building with two tenant spaces.

7. CHAPTER 657A (ABANDONED BUILDINGS)

- a) **ORDINANCE NO. 2020-1003** An ordinance regarding the applicability of Chapter 657A of the Code of Iowa, for **2nd consideration**.

Note: In 2019 the Iowa General Assembly passes a law requiring the City to codify that Chapter 657A (Abandoned Buildings) applies in the City.

8. BONDS

- a) Consider **resolution** authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of General Obligation Bonds, Series 2020E, and providing for the levy of taxes to pay the same.

Note: This financing refinances the 2015A issue, as well as financing \$1.4 million of new street improvements. This issue will be repaid from a combination of debt service property tax revenues and Mall & Highway 6 TIF revenues.

- b) Consider **resolution** authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of Taxable General Obligation Bonds, Series 2020F, and providing for the levy of taxes to pay the same.

Note: This financing refinances the 2015B and 2016D-2 issues. This issue will be repaid from Mall & Highway 6 TIF area revenues.

- c) Consider **resolution** to fix a date for a public hearing on a Loan Agreement in a principal amount not to exceed \$1,000,000.00.

Note: This finances the green stormwater infrastructure improvements included in the East 2nd Avenue project. It will involve a State Revolving Fund (SRF) Loan and forgiveness of a portion of principal under an Iowa Department of Natural Resources grant. The financing will be repaid through the stormwater fund, with a transfer of TIF revenues in from the Mall & Highway 6 TIF fund. The public hearing will be May 26, 2020.

9. UNION CONTRACT

- a) Consider **resolution** approving an Agreement with AFSCME Local 183, Council 61, representing Public Works, Parks and Recreation employees effective July 1, 2020 through June 30, 2022.

Note: This agreement is for two years which will run through June 30, 2022. This allows the Public Works, Parks & Recreation and the Police Union contracts to be negotiated at the same time for July 1, 2022.

10. VARIOUS LOTS IN THE SUMMIT HILLS ADDITION

- a) Consider **resolution** approving the disposal of an interest in real property, that property being various lots in the Summit Hills Addition, Coralville, Iowa.

Note: Blue Sky Developers are purchasing Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 109 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. The public hearing was held March 24, 2020.

11. PURCHASE AGREEMENTS

- a) Consider **resolution** approving a Purchase Agreement for 820 Hughes Street, Coralville, Iowa.

Note: This is for the purchase of 820 Hughes Street for \$119,100.00, in order to redevelop it.

- b) Consider **resolution** approving a Purchase Agreement for 824 Hughes Street, Coralville, Iowa.

Note: This is for the purchase of 824 Hughes Street for \$89,800.00, in order to redevelop it.

12. LOTS 1 AND 2, THE BLUFFS AT BROWN DEER

- a) Consider **resolution** clarifying the grantees for Lots 1 and 2, The Bluffs at Brown Deer, Coralville, Iowa.

Note: This is for title purposes, the buyer has requested a resolution clarifying the grantee for each lot to be placed on record.

13. ASSIGNMENT AMENDMENT TO LEASE

- a) Consider **resolution** approving an Assignment of Lease from Louie's Wine Dive Coralville to 901 IRL, LLC.

Note: This Assignment of an Amendment to Lease will turn over the lease for Louie's Wine Dive in the Iowa River Landing to 901 IRL, LLC who will open a new type of restaurant in the space.

- b) Consider **resolution** approving an Assignment Amendment and Release of Guaranty of Lease with Taco Dirty to Me, LLC.

Note: This Assignment Amendment to Lease will turn over the lease for Fuzzy's Taco's in the Iowa River Landing to Taco Dirty to Me, LLC. Taco Dirty to Me, LLC will also exercise the option to extend the lease to June 30, 2027.

14. IOWA RIVER LANDING JOINT COMMUNICATION CONDUIT AGREEMENT

- a) Consider **resolution** approving an Agreement with MidAmerican Energy Company for a joint communication conduit in the Iowa River Landing.

Note: This agreement allows MidAmerican Energy Company to install fiber optic cable from their 1st Avenue substation to a pole near the northeast corner of the Iowa River Landing by allowing them to make use of an existing City owned 2" conduit along the Iowa River Trail behind the Marriott and conduit extensions at the north and south ends of the existing conduit. The agreement establishes MidAmerican's ownership of the northern extension of the conduit and grants them joint use of the existing conduit and the southern extension both of which will be owner by the City of Coralville.

15. BROWN DEER GOLF CLUB GOLF MAINTENANCE COORDINATOR AGREEMENT

- a) Consider **resolution** approving that certain Brown Deer Golf Club Golf Maintenance Coordinator Agreement for with Tom Palachek for the Brown Deer Golf Course.

Note: This agreement for the Golf Maintenance Coordinator is similar to the Golf Pro positions with a salary base amount and a percentage based on play or use; a health insurance stipend; and a cell phone stipend. This agreement covers April 13, 2020 through December 31, 2020.

16. IOWA RIVER LANDING – N. OF E. 9TH ST. LANDSCAPE ENHANCEMENTS #4

- a) Bid report.
- b) Consider **resolution** accepting bids and awarding the Construction Contract for the Iowa River Landing – N. of E. 9th St. Landscape Enhancements #4.
- c) Consider **resolution** approving the Contract and bond documents for the Iowa River Landing – N. of E. 9th St. Landscape Enhancements #4.

Note: This is for new trees and plants in the planters on the north side of E. 9th Street which will match the south side when those improvements are made this summer with the E. 9th Street reconstruction.

17. IOWA DEPARTMENT OF TRANSPORTATION AMOCO LOAN APPLICATION

- a) Consider **resolution** approving an Application to the Iowa Department of Transportation for an AMOCO Loan.

Note: This application is for \$90,000.00 five-year loan at 0% interest for five years to be used as the local match for a new 40' low-floor replacement bus.

18. URBAN SOIL HEALTH IQ IN THE LOWER IOWA RIVER WATERSHED CAMPAIGN

- a) Consider **resolution** approving Amendment No. 1 to Contract No. 19ESDWQBSKONR-003 with the Iowa Department of Natural Resources for raising the Urban Soil IQ in the Lower Iowa River Watershed.

Note: Amendment No. 1 will extend and expand the original grant to include the promotion of all stormwater best practices included in the Stormwater Cost Share Programs of Coralville, Iowa City and North Liberty by awarding an additional \$50,000.00 with no additional matching funds and extending the grant completion date to May 15, 2021

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

- a) Approve minutes for the March 24, 2020 Coralville City Council Regular Meeting.
- b) Approve **new** 8-Month Class B Beer Permit with Outdoor Service and Sunday Sales for **Coralville Creekside Ballpark**: Eff. 04/01.
- c) Approve **new** Class C Liquor License with Brew Pub, Catering Privilege, Outdoor Service and Sunday Sales for **Fuzzy's Taco Shop – Coralville**: Eff. 04/01.
- d) Approve Class C Beer Permit with Sunday Sales for **La Lupita**: Eff. 04/21.
- e) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **La Vecina**: Eff. 04/22.
- f) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Vesta**: Eff. 05/01.
- g) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Konomi, Inc.**: Eff. 05/01.
- h) Approve Class E Liquor License with Class B Wine Permit (Carryout Wine), Class C Beer Permit (Carryout Beer) and Sunday Sales for **Costco Wholesale #1111**: Eff. 05/01.
- i) Approve Class C Liquor License with Brew Pub, High Proof Brew Pub, Outdoor Service and Sunday Sales for **Backpocket Brewing, LLC**: Eff. 05/05.
- j) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **RDG Planning & Design** for IRL Roundabout CPS (#46887): \$3,642.50.
- k) Approve payment to **Shoemaker & Haaland Professional Engineers** for Iowa River Trail – Rocky Shore Drive to Clear Creek (#019376.00-4): \$12,133.28.
- l) Approve payment to **Terracon Consultants, Inc.** for Wastewater Treatment Plant Improvements (#TD39792): \$2,096.00.
- m) Approve payment to **Keck Parking** for exit pay in lane purchase and installation 2nd 40% payment (#32332): \$19,883.60.
- n) Approve payment to **Hawkeye Weld & Repair, Inc.** for Coral Ridge Avenue railing (#97782): \$14,480.00.
- o) Approve Change Order #9: +\$14,605.29; and Pay Application #21: \$540,861.53; to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements 2017.
- p) Approve Pay Estimate #4 to **All American Concrete, Inc.** for IRL 9th Street Improvements: \$90,909.11.
- q) Approve proposal and payment to **MidAmerican Energy Company** for gas main relocation on Coral Ridge Avenue (#2785387): \$27,854.59.
- r) Approve quote and contract to **Watts Group Construction** for UIHC Sleep Store Expansion Landlord Work: not to exceed \$38,686.00.

s) Approve Bill List for April 14, 2020.

20. City Administrator's report.

21. Mayor's report.

22. City Attorney's report.

23. Committee and Councilmember's report.

24. Motion to adjourn.

A **Work Session** of the City Council will be held immediately following the council meeting.

1. City Administrator's time.