

AGENDA

6:30 PM

April 28, 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 28, 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 28, 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 28, 2020. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7th Street, Coralville, Iowa on Tuesday, April 28, 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. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
 5. **FISCAL YEAR 2021 IOWA DOT CONSOLIDATED TRANSIT FUNDING GRANT APPLICATION ~ PUBLIC HEARING**
 - a) Public hearing on the City of Coralville Fiscal Year 2021 Iowa Department of Transportation Consolidated Transit Funding Application.
 - b) Consider **resolution** authorizing the filing of an Application with the Iowa Department of Transportation for Fiscal Year 2021 Iowa DOT State Transit Assistance and Federal Transit Administration Funding.
- Note:** This application is for 1.87122637% (approximately \$283,235.00) of formula funds from the State Transit Assistance Program; \$452,243.00 from state-wide federal operating assistance for transit; \$63,889.00 from federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons or persons with disabilities.
6. **LOT 2, JACOBS CLEAR CREEK FIFTH SUBDIVISION ~ PUBLIC HEARING**
 - a) Building & Zoning Department Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on rezoning of Lot 2, Jacobs Clear Creek Fifth Subdivision from C-2 to C-PUD 2, and the PUD-B Site Plan.
 - d) **ORDINANCE NO. 2020-1004** 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, Jacobs Clear Creek Fifth Subdivision, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, for **1st consideration**.

Note: This will rezone Lot 2, Jacobs Clear Creek Fifth Subdivision to Commercial Planned Unit Development Two District so they can build a four-story, 68 room Best Western Hotel Plus.

7. LOT 6, CORAL RIDGE COMMERCE PARK PHASE SIX~ PUBLIC HEARING

- a) Building & Zoning Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of Lot 6, Coral Ridge Commerce Park Phase Six from C-2 to C-PUD 2, and the PUD-B Site Plan.
- d) **ORDINANCE NO. 2020-1005** 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 6, Coral Ridge Commerce Park Phase Six, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, for **1st consideration**.

Note: This will rezone Lot 6, Coral Ridge Commerce Park Phase Six to Commercial Planned Unit Development Two District so they can build two 7,180 sq. ft. commercial buildings on the site.

8. SCANLON FARMS CONCEPT PLAN

- a) Building & Zoning Department Report.
- b) Planning & Zoning Commission Report.
- c) Presentation and Discussion on Concept Plan for Scanlon Farms.

Note: The property owner and developer are asking the Council to review their proposed concept plan and offer feedback. The subdivision will still need to have land use and rezoning (if needed); plats and site plans go before the Planning & Zoning Commission and Council for approval before development.

9. 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 **3rd and final consideration**.
- b) Consider **resolution** approving the PUD-B Site Plan for Lot 2, Dovetail Estates, Part Nine, Coralville Iowa.

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 at the intersection of E. Grantview Drive and Oakdale Boulevard.

10. CHAPTER 657A (ABANDONED BUILDINGS)

- a) **ORDINANCE NO. 2020-1003** An ordinance regarding the applicability of Chapter 657A of the Code of Iowa, for **3rd and final consideration**.

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

11. 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 and Interfund Loan, 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 and will be repaid from a combination of debt service property tax revenues and Mall & Highway 6 TIF area revenues.

- c) Consider **resolution** providing for the sale and issuance of General Obligation Annual Appropriation Bonds, Series 2020G and providing for the levy of taxes (subject to non-appropriation) to pay the same.

Note: This financing refinances the 2014C issue, and will be repaid from Mall & Highway 6 TIF area revenues.

- d) Consider **resolution** providing for the sale and issuance of Taxable General Obligation Annual Appropriation Bonds, Series 2020H and providing for the levy of taxes (subject to non-appropriation) to pay the same.

Note: This financing refinances the 2017D and 2014G issues, and will be repaid from Mall & Highway 6 TIF area revenues.

12. TOBACCO CIVIL PENALTIES

- a) Consider **resolution** accepting payment of \$1,500.00 Civil Penalty and Waiver of Right to Hearing from Walmart Stores, Inc.

Note: This civil penalty is for Walmart #2827 selling cigarettes to minors for the second time in a three-year period.

13. DRURY PARKING AMENDMENT

- a) Consider **resolution** approving a Second Amendment to the Parking Agreement with DDC Hotels, Inc. (Drury).

Note: This amendment designates that the City will take care of capital replacements for the Iowa River Landing Drury Parking Facility and the Drury will take care of everyday maintenance.

14. THE BLUFFS AT BROWN DEER

- a) Consider **resolution** approving an Extension Agreement for The Bluffs at Brown Deer.

Note: This agreement extends the closing to May 26, 2020.

- b) Consider **resolution** approving an Addendum to the Development Agreement between Brown Deer Cooperative, River Products Company and the City of Coralville.

Note: This addendum allows for the development of The Bluffs at Brown Deer and also prohibits the building of mine shafts on The Bluffs at Brown Deer.

15. CORAL CROSSING SEVENTH ADDITION

- a) Consider **resolution** accepting municipal improvements constructed on Coral Crossing Seventh Addition, Coralville Iowa.

Note: This accepts the installed paving, curb and gutter, water mains, sanitary sewer mains and storm water mains and appurtenances for Coral Crossing Seventh Addition. Sidewalks are excluded pursuant to the Subdivider's Agreement.

16. MUTUAL AID AND ASSISTANCE AGREEMENT

- a) Consider **resolution** approving a Mutual Aid and Assistance Agreement for the Iowa Water/Wastewater Agency Response Network (IOWARN).

Note: This agreement is for participation in an intrastate program for Mutual Aid and Assistance among Iowa Water and Wastewater Utilities.

17. ENGINEERING SERVICES AGREEMENT

- a) Consider **resolution** approving an Engineering Services Agreement with Terracon Consultants, Inc. for a Phase 2 Environmental Site Assessment/Limited Site Investigation for 832 Quarry Road.

Note: This agreement is not to exceed \$28,850.00 and it is covered by the EPA Brownfield Grant.

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

- a) Approve minutes for the April 14, 2020 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Super Taco Express**: Eff. 05/13.
- c) Approve Special Class C Liquor License with Class B Wine Permit and Sunday Sales for **Winestyles Tasting Station**: Eff. 05/19.
- d) Approve payment to **Baker Group** to replace and install new gas detection controllers and sensors (#177545): \$18,877.00.
- e) Approve payment to **Hogan Hansen** for the final billing on the City of Coralville Audit – 2019 (March 18, 2020): \$16,500.00.
- f) Approve payment to **Gillig LLC San Francisco, CA** for one 40' heavy-duty low-floor bus: Not to exceed \$451,385.00.
- a) Approve payment to **Bolton & Menk, Inc.** for Hawkeye Ready Mix South Demolition: \$155.00.
- b) Approve payment to **HR Green, Inc.** for:
 - i) IRL Public Infrastructure Improvements E. 2nd Avenue (#134067) \$23,295.10
 - ii) Miscellaneous Engineering – Stormwater, Flood Protection & IRL (#134066) \$2,984.88
 - iii) 4th Avenue Sewer Rehabilitation (#134013) \$344.45
- c) Approve payment to **Shoemaker & Haaland Professional Engineers** for Iowa River Trail – Rocky Shore Drive to Clear Creek (#019376.00-5): \$12,420.00.
- d) Approve payment to **Veenstra & Kimm, Inc.** for
 - i) Fox Valley Trunk Sewer Extension (#3) \$7,847.60
 - ii) Wastewater Treatment Plant Improvements 2017 – Resident (#22) \$18,642.48
 - iii) Wastewater Treatment Plant Improvements 2017 – General (#24) \$16,200.00
- e) Approve payment to **MMS Consultants, Inc.** for University Parkway Extension ROW acquisition (#28123): \$1,096.54.
- f) Approve Change Order #4 to **All American Concrete, Inc.** for IRL E. 9th Street Improvements: +74,584.40.

- g) Approve proposal from **Parking, Inc. from Des Moines** for parking integration between current TIBA parking equipment and Xstream Arena ticket vendor and a mobile revenue and access control vendor: Not to exceed \$58,790.00. (40% due at order, 40% due when delivered and 20% due upon project completion.)
- h) Approve Professional Services Agreement with **Impact7G** for Preliminary Draft Prospectus Development for the Clear Creek Mitigation Bank Feasibility Study: Not to exceed \$30,000.00.
- i) Approve Bill List for April 28, 2020.

19. City Administrator's report.

20. Mayor's report.

21. City Attorney's report.

22. Committee and Councilmember's report.

23. Motion to adjourn.

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

- 1. May Re-zonings ~ Dave Johnson
- 2. Police Department Report ~ Shane Kron
- 3. COVID-19 Response.
- 4. Financial Review.
- 5. City Administrator's time.