

AGENDA

6:30 PM

May 12, 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, May 12, 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, May 12, 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, May 12, 2020. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7th Street, Coralville, Iowa on Tuesday, May 12, 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 read a proclamation recognizing the service, dedication and sacrifice of the soldiers of the Iowa National Guard and Bravo Company as they are to be mobilized to Fort Bliss, Texas for premobilization training before deployment to the Middle East on May 30, 2020.**
5. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
6. **LOT 2, JACOBS CLEAR CREEK FIFTH SUBDIVISION**
 - a) **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 **2nd consideration**.
 - b) **Motion** to collapse the second and third reading of Ordinance No. 2020-1004.
 - c) **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 **3rd and final consideration**.
 - d) Consider **resolution** approving the PUD-B Site Plan for Lot 2, Jacobs Clear Creek Fifth Subdivision, Coralville, Iowa.

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. The developer has requested the City collapse the second and third readings of the ordinance at tonight's meeting.

7. LOT 6, CORAL RIDGE COMMERCE PARK PHASE SIX

- a) **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 **2nd 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 commercial buildings on the site.

8. FORGIVABLE LOAN AGREEMENT

- a) Consider **resolution** approving a Forgivable Loan Agreement with Goodwill Industries of the Heartland, Inc.

Note: This \$500,000.00 forgivable loan requires the company create 26 jobs within three years and keep those jobs in place for 10 years after the effective date of the agreement.

9. 2020 BUILD GRANT APPLICATION

- a) Consider **resolution** of support and authorizing the submission of a 2020 BUILD Grant Application to the U. S. Department of Transportation for the Reconstruction of the I-80 and 1st Avenue Interchange (Exit 242).

Note: This is for a \$20,525,359.00 Federal BUILD 2020 grant application for the reconstruction of Interchange 242 on I-80 (1st Avenue).

10. CLEAR CREEK TRAIL PHASES 6 & 7

- a) Consider **resolution** approving Preconstruction Agreement No. 2020-6-120 for Primary Road Project with the Iowa Department of Transportation for unfinished portions of Clear Creek Trail under the I-80 and I-380 Bridges.

Note: This agreement would transfer the construction responsibility for the segments of the Clear Creek Trail Phases 6 & 7 under the I-80 and I-380 Bridges to the Iowa Department of Transportation as part of their systems interchange improvements projects.

11. 4TH AVENUE SANITARY SEWER PROJECT

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the Construction Contract for the 4th Avenue Sanitary Sewer Project.
- c) Consider **resolution** approving the Contract and bond documents for the 4th Avenue Sanitary Sewer Project.

Note: This is to approve a bid for the lining of the existing sewer in the northern section of existing 8" diameter sanitary sewer line on 4th Avenue between 5th Street and Highway 6 and Alternate #2 which includes pipe bursting and pulling in a new sanitary sewer line in the southern section of the project.

12. GREENSTATE FAMILY FIELDHOUSE AGREEMENT

- a) Consider **resolution** approving an Agreement between the City of Coralville and Global Spectrum, L.P. to provide space for programming at the Greenstate Family Fieldhouse for the Coralville Parks & Recreation Department.

Note: This agreement is for the use of Greenstate Family Fieldhouse by the Coralville Parks & Recreation Department for programming on certain days and evenings.

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

- a) Consider **resolution** approving a Federal Aid Agreement for an Iowa Department of Transportation Alternatives Program (Iowa 's TAPS) Project that being the Iowa River Trail Project – Rocky Shore Drive to Clear Creek.

Note: This agreement is for an Iowa's Transportation Alternatives Program (Iowa's TAP) and provides \$614,080.00 in federal grants toward construction of the Iowa River Trail from Rocky Shore Drive to Clear Creek.

14. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- a) Consider **resolution** approving a Community Development Block Grant (CDBG) Contract No. 20-OT-031 with the Iowa Economic Development Authority.

Note: This grant is for WiFi hot spots for the Library to support students and those electronically filing for unemployment or aid who don't have internet at home during COVID-19 and is not to exceed \$8,280.00.

15. LEASE AND LICENSE AGREEMENT AMENDMENTS

- a) Consider **resolution** approving Amendments to various License Agreements and Lease Agreements in the Iowa River Landing District.

Note: These Amendments defer rents and allows the tenants to pay the deferred rent back over time.

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

- a) Approve minutes for the April 28, 2020 Coralville City Council Regular Meeting.
- b) Approve Special Class C Liquor License (Beer/Wine) for **Holiday Inn Express**: Eff. 06/01.
- c) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales and Outdoor Service privilege for **High Ground Café**: Eff. 06/01.
- d) Approve Special Class C Liquor License (Beer/Wine) with living quarters privilege and Sunday Sales for **Country Inn & Suites**: Eff. 06/01.
- e) Approve payment to **HR Green, Inc.** for:
 - i) I-80/1st Avenue Interchange Final Design Phase 1 (#134123) \$79,865.55
 - ii) 4th Avenue Sewer Rehabilitation (#134472) \$214.50
 - iii) I-80/1st Ave. Interchange Improvements BUILD Grant (#134122) \$4,673.00
 - iv) Interior Drainage Modeling – Pump Station 7 (#134435) \$13,261.50
- f) Approve payment to **Terracon Consultants, Inc.** for:
 - i) 820 & 824 Hughes Street Phase I Site Assessment (#TD52216) \$3,250.00
 - ii) Brownfield Assessment Grant (#TD51516) \$3,390.00
 - iii) Wastewater Treatment Plant Improvements (#TD52334) \$527.00
- g) Approve payment to **Cedar Rapids & Iowa City Railroad (CRANDIC)** for lease of land at 10th Street (#18586): \$25,000.00.
- h) Approve payment to **The Northway Corporation** for Water Well #8 Repairs (#15914): \$12,139.65.
- i) Approve payment to **Hodge Construction Company** for 50% of the costs for an access road around the City's pole barn and onto UIHC land (#326): \$15,215.50.
- j) Approve payment to **Streb Construction Co., Inc.** for 2020 Oakdale Boulevard Patch (#201900952): \$30,064.00.

- k) Approve payment to **McComas-Lacina Construction** for Coralville Library Renovation (#33011-01): \$25,184.09.
- l) Approve payment to **Heiman Fire Equipment** for fire equipment (#0887611-IN): \$22,002.50.
- m) Approve payment to **Action Sewer & Septic Service, Inc.** for locating E. 9th Street Sanitary Sewer connections for Arena grease interceptor lines (#100908): \$750.20.
- n) Approve Change Order #1: +\$8,188.11; and Pay Estimate #1: \$168,571.07; to **Portzen Construction, Inc.** for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue.
- o) Approve Pay Estimate #5 to **All American Concrete, Inc.** for the Iowa River Landing Improvements Project 2019 – East 9th Street: \$194,653.71.
- p) Approve Pay Estimate #22 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements – Phase 2: \$74,278.30.
- q) Approve Pay Application #22 to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements 2017: \$512,956.04.
- r) Approve Change Order #7 to **Iowa Bridge & Culvert, L.C.** for Clear Creek Trail Phases 6 & 7: +\$6,715.00.
- s) Approve proposal from **Parking, Inc. from Des Moines** for mobile parking equipment, counters, software license, etc. for IRL parking integration: Not to exceed \$166,430.00.
- t) Approve Bill List for May 12, 2020.

17. City Administrator's report.

18. Mayor's report.

19. City Attorney's report.

20. Committee and Councilmember's report.

21. Motion to adjourn.

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

- 1. COVID-19 Financial Review.
- 2. City Administrator's time.