

AGENDA

6:30 PM

May 26, 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 26, 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 26, 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 26, 2020. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7th Street, Coralville, Iowa on Tuesday, May 26, 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 June 5, 2020 as "National Gun Violence Awareness Day."**
5. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
6. **BONDS ~ PUBLIC HEARING**
 - a) Public hearing on a Loan Agreement in a principal amount not to exceed \$1,000,000.00.
 - b) Consider **resolution** taking additional action to enter in the 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.

- c) Consider **resolution** to fix a date for public hearing on one or more General Obligation Essential Corporate Purpose Loan Agreements.

Note: This facilitates the refinancing of Bond Series 2011F. This is a new version of the hearing already held in March, but with a change to the security pledged to the refunding bonds.

- d) Consider **resolution** authorizing Internal loan from the General Fund to the Debt Service Fund.

Note: This lending from the General Fund to the Debt Service Fund is to facilitate the refinancing of the Bond Series 2017D-2, which is anticipated to be issued on June 9, 2020.

- e) Consider **resolution** amending Resolution No. 2017-247, 2018-259, and 2018-73 modifying principal repayment schedules.

Note: This resolution amends three bond issuance resolutions to change the schedule of principal repayment to West Bank.

- f) Consider **resolution** approving the deferral of loan payment.

Note: This resolution changes the schedule of principal repayment for G.O. Annual Appropriation Urban Renewal Note, Series 2014C to Great Western Bank.

7. SCANLON FARMS/SOUTH RIDGE ~ PUBLIC HEARING

- a) Building Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on amending the Land Use of a 3.49-acre portion of Scanlon Farms/South Ridge from Medium Density Residential to Neighborhood Commercial.
- d) **ORDINANCE NO. 2019-1006** An ordinance amending the Coralville Community Plan to reflect certain property generally known as a portion of Scanlon Farms/South Ridge, Coralville, Iowa to be designated Neighborhood Commercial Use in place of Medium Density Residential Use, for **1st consideration**.

Note: This will change the land use for a 3.49-acre parcel of the Scanlon Farms/South Ridge development to a Neighborhood Commercial Use.

8. 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 **3rd and final consideration**.
- b) Consider **resolution** approving the PUD-B Site Plan for Lot 6, Coral Ridge Commerce Park Phase Six, Coralville, Iowa.

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.

9. "CORALVILLE IS ESSENTIAL" RESOLUTION

- a) Consider **resolution** stating the City of Coralville is essential and in support of fair, direct Federal emergency support to reopen and rebuild local American economies.

Note: This resolution states the City of Coralville is essential to America's economic recovery and calls on Congress to allocate fair and direct federal support to America's communities regardless of population size.

10. LOT 4, IOWA RIVER LANDING, PART TWO

- a) Consider **resolution** approving Amendment No. 1 to that certain Development Agreement with Ridge Development, LLC.

Note: This amends the original Development Agreement for Lot 4, Iowa River Landing, Part Two to extend the dealings for closing and construction of development.

11. LEASE AND LICENSE AGREEMENT AMENDMENTS

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

Note: These Amendments defer rents and allows the tenants (La Vecina, Winestyles Tasting Salon, Ethan Allen Retail, Inc., and Scratch Cupcakery) to pay the deferred rent back over time.

12. IRL WEST PARKING RAMP WATERPROOFING 2020

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the Construction Contract for the IRL West Parking Ramp Waterproofing 2020.
- c) Consider **resolution** approving the Contract and bond documents for the IRL West Parking Ramp Waterproofing 2020.

Note: This project is for the furnishing of all labor and materials for the waterproofing on the IRL West Parking Ramp located at 921 Ponseti Way.

13. CLEAR CREEK TRAIL PHASES 6 & 7

- a) Consider **resolution** approving Supplemental Agreement No. 1 with Snyder & Associates, Inc. for Clear Creek Trail Phases 6 & 7.

Note: This agreement is for the changes in design and schedule of the portion of Clear Creek Trail going under the I-80 and I-380 bridges that the Iowa Department of Transportation will construct and it is not to exceed \$17,032.00.

14. DOVETAIL RECREATION AREA SHARED PARKING LOT

- a) Consider **resolution** approving a Cost Share Project Agreement with Agudas Achim for the Dovetail Recreation Area share parking lot asphalt renovation project.

Note: This agreement outlines each entity's responsibility for the Dovetail Recreation Area Share Parking Lot Asphalt Renovation Project.

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

- a) Consider **resolution** changing back the grantee for Lot 1, The Bluffs at Brown Deer, Coralville, Iowa.

Note: This is for title purposes, the buyer has requested a resolution changing back the grantee for Lot 1 to Watts Group Development, Inc. to be placed on record.

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

- a) Approve minutes for the May 12, 2020 Coralville City Council Regular Meeting.
- b) Approve **new** Class C Liquor License with Brew Pub and Sunday Sales for **Chart Room**: Eff. 07/01.
- c) Approve **new** Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **Tribute**: Eff. 08/01.
- d) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #5977**: Eff. 06/11.
- e) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #10985**: Eff. 06/11.

- f) Approve Class C Beer Permit with Sunday Sales for **Cantebury BP Amoco**: Eff. 06/15.
- g) Approve extending the expiration date of current Taxi Company Licenses, Taxi Decals and Taxi Driver Authorizations to July 31, 2020 and extend the deadline for Taxi Company License Applications to July 21, 2020.
- h) Approve payment to **Watts Group and IRL Hospitality** for the final payment of their Tenant Improvements: \$173,527.50.
- i) Approve payment to **CDW Government** for:
 - i) 15 LVO E595 R5-3500U 256/8 W10P for the Library (#XRV9242) \$10,050.00
 - ii) 15 LLVO E595 R7-3700U 256/8 W10P for the Library (#XRV7690) \$11,820.00
- j) Approve payment to **Creative Software Services, Inc.** for Brownfields Consulting Services (#19819): \$176.25.
- k) Approve payment to **Veenstra & Kimm, Inc.** for
 - i) Fox Valley Trunk Sewer Extension (#4) \$470.93
 - ii) Wastewater Treatment Plant Improvements 2017 – Resident (#23) \$15,989.56
 - iii) Wastewater Treatment Plant Improvements 2017 – General (#25) \$21,600.00
- l) Ratify the General Agreement with CRANDIC for the Iowa River Trail Project – Hawkins Drive to Clear Creek.
- m) Approve Bill List for May 26, 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. June Re-zonings ~ Dave Johnson
- 2. COVID-19 Financial Review.
- 3. Engineering Department Report ~ Dan Holderness
- 4. City Administrator's time.