

## AGENDA <AMENDED>

6:30 PM

June 9, 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, June 9, 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, June 9, 2020 at 6:30 PM and rebroadcast on Mediacom 118-8 and on-demand at [www.coralville.org/coralvision](http://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 7<sup>th</sup> Street, Coralville, Iowa or by email at [tjohnson@coralville.org](mailto:tjohnson@coralville.org) no later than 5:00 PM, Tuesday, June 9, 2020. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7<sup>th</sup> Street, Coralville, Iowa on Tuesday, June 9, 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 2020 as "Pride Month."**
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 General Obligation Essential Corporate Purpose Loan Agreement.
  - b) Consider **resolution** determining to proceed with the entering into one or more General Obligation Essential Corporate Purpose Loan Agreements and taking additional action thereon.

**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.

- c) Consider **resolution** approving a Loan Agreement and providing for the sale and issuance of Road Use Tax Revenue Bonds, Series 2020A.

**Note:** These bonds finance the East 2<sup>nd</sup> Avenue and East 9<sup>th</sup> Street Improvement projects. Road Use Tax is the security pledged to these bonds but the intended source of repayment is revenues from the Mall & Highway 6 TIF Area.

### 7. SCANLON FARMS/SOUTH RIDGE ~ PUBLIC HEARING

- a) **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 **2<sup>nd</sup> 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. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- a) Consider **resolution** authorizing and directing the Mayor to execute and sign that certain Iowa Economic Development Authority Community Development Block Grant (CDBG) Program Contract No. 20-OT-058.

**Note:** This \$15,000.00 grant will assist the Coralville Community Food Pantry extend and expand their school break nutrition program and will also enable the food pantry to purchase vegetables from the Coralville Farmer's Market.

- b) Consider **resolution** approving a Subrecipient Agreement for Federally Funded Project with the Coralville Community Food Pantry for the Community Development Block Grant (CDBG) Contract No. 20-OT-058 funding the School Break Nutrition Program.

**Note:** This agreement is required by the Iowa Economic Development Authority to outline the responsibilities of the City and Coralville Community Food Pantry in regards to CDBG funding of the School Break Nutrition Program.

- c) Consider **resolution** setting a public hearing for the Community Development Block Grant (CDBG) Contract No. 20-OT-031 funding the Library WiFi Hotspots Project.

**Note:** This public hearing is for discussion of wi-fi hotspots for residents without internet access to check out through the Library. The public hearing will be June 23, 2020.

- d) Consider **resolution** setting a public hearing for the Community Development Block Grant (CDBG) Contract No. 20-OT-058 funding the School Break Nutrition Program.

**Note:** This public hearing is for discussion of assisting the Coralville Community Food Pantry, Coralville Farmer's Market and Table to Table's School Break Nutrition Program, which provides meals and meal delivery to vulnerable students and families. The public hearing will be June 23, 2020.

- e) Consider **resolution** setting a public hearing on Applications to the Iowa Economic Development Authority for the Community Development Block Grant (CDBG) Housing Rehabilitation Program and for Down Payment Assistance Program.

**Note:** This public hearing is for discussion on applications for owner occupied housing rehabilitation for six homes and one for down payment assistance. The public hearing will be June 23, 2020.

## 9. COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") PROGRAM POLICIES

- a) Consider **resolution** adopting a Code of Conduct for the City of Coralville.

**Note:** This is to ensure the efficient, fair, and professional administration of federal grant funds in compliance with 24 CFR; Part 85 (85.36(b.) (3)) and other applicable federal and state standards.

- b) Consider **resolution** adopting a Procurement Policy for the City of Coralville.

**Note:** This is to ensure that sound business judgement is utilized in all procurements transactions and they are obtained efficiently and economically and in compliance with applicable federal law and executive orders and to ensure that all procurement transactions will be conducted in a manner that provides full and open competition.

- c) Consider **resolution** adopting the Residential Anti-Displacement and Relocation Assistance Plan under the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325.

**Note:** This is to ensure the City of Coralville will replace all occupied and vacant occupied low/moderate-income dwelling units demolished or converted as a result of CDBG-funded projects. It also lists steps to minimize displacement of people from their homes.

## 10. ENGINEERING SERVICES AGREEMENT

- a) Consider **resolution** approving an Engineering Services Agreement with Terracon Consultants, Inc. for Phase 2 Groundwater and Soil Assessments at 820 & 824 Hughes Street.

**Note:** This agreement will compensate the consultant for performing 4 borings, collecting and testing groundwater and soils samples from the borings and it is not to exceed \$21,500.00. This will be paid with our EPA Brownfields Assessment Grant.

## 11. FISCAL YEAR 2021 BUDGET

- a) Consider **resolution** approving decreases in the budgeted expenditures of certain City departments for the Adopted Fiscal Year 2021 Budget.

**Note:** This resolution would implement decreases in adopted expenditures for the Library, Parks & Recreation Department and Coralville Center for the Performing Arts and leave certain unfilled positions vacant for Fiscal Year 20201. These decreases are related to reduced revenues because of the COVID-19 pandemic.

## 12. SETTLE AGREEMENT

- a) Consider **resolution** approving a Settlement Agreement with Stephen and Charlotte King for a portion of 800 Quarry Road.

**Note:** This property will be used in connection with the loading docks of the Arena and will not displace any business on the property.

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

- a) Approve minutes for the May 26, 2020 Coralville City Council Regular Meeting.
- b) Approve Class B Liquor License with Sunday Sales for **Radisson Coralville**: Eff. 07/01.
- c) Approve Class C Liquor License with Sunday Sales for **Cheddar's Casual Café**: Eff. 07/01.
- d) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Brush and Barrel**: Eff. 07/01.
- e) Approve Class E Liquor License with Sunday Sales for **Casey's General Store #2779**: Eff. 07/01.
- f) Approve payment to **Watts Group and IRL Hospitality** for an additional payment for their mechanical system modifications for Tenant Improvements: \$58,617.50.
- g) Approve payment to **Bolton & Menk, Inc.** for:
  - i) Creekside Flow Trail (#0247272) \$19.00
  - ii) Creekside Flow Trail (#0247273) \$711.50
  - iii) Hawkeye Ready Mix South Demolition (#0249377) \$155.00
  - iv) Veterans Memorial at Oak Hill Cemetery (#0249379) \$1,265.00
  - v) 12<sup>th</sup> Avenue Ash Tree & Sidewalk (#0248636) \$3,762.50
  - vi) 12<sup>th</sup> Avenue Ash Tree & Sidewalk (#0250047) \$3,737.50
- h) Approve payment to **LL Pelling Co.** for the Iowa River Trail (#23319): \$37,629.00.

- i) Approve Change Order #2: +\$11,202.50; and Pay Estimate #2: \$334,484.31; to **Portzen Construction, Inc.** for IRL E. 2<sup>nd</sup> Avenue Improvements.
- j) Approve Change Order #5: +\$2,933.05; and Pay Estimate #6: \$354,099.31; to **All American Concrete, Inc.** for IRL E. 9<sup>th</sup> Street Improvements.
- k) Approve Change Order #10 +\$9,721.75; and Pay Estimate #23: \$388,338.98; to **Miron Construction, Inc.** for the Wastewater Treatment Plant Improvements.
- l) Approve Bill List for June 9, 2020.

**14. City Administrator's report.**

**15. Mayor's report.**

**16. City Attorney's report.**

**17. Committee and Councilmember's report.**

**18. Motion to adjourn.**

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

- 1. Discussion of recent community tensions.
- 2. City Administrator's time.