

AGENDA

6:30 PM

August 18, 2020

A **Special 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, August 18, 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, August 18, 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, August 18, 2020. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7th Street, Coralville, Iowa on Tuesday, August 18, 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. **VACANCY ON THE CITY COUNCIL**
 - a) Discussion on the vacancy on the City Council.
 - b) **Motion** to take action on one of the following two resolutions for the City Council vacancy: **Resolution** of intent to appoint person to fill a City Council vacancy or **Resolution** directing the City Clerk to give notice to the Johnson County Auditor to hold a special election to fill a City Council vacancy.

Note: This is to decide how to fill the vacancy on the City Council left by Councilperson Tom Gill's resignation on July 20, 2020.

6. SOLID WASTE COLLECTOR'S PERMIT

- a) **ORDINANCE NO. 2020-1008** An ordinance creating a Solid Waste Collector's Permit in the City and adopting rules and regulations, **for 2nd consideration**.

Note: This ordinance will create a licensing system for private solid waste collection companies and adopt rules and regulations to address increasing complaints regarding their operations.

7. VERITAS FIRST SUBDIVISION

- a) Consider **resolution** accepting municipal improvements constructed on Veritas First Subdivision, Coralville, Iowa.

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

8. XTREAM ARENA PROJECT

- a) Consider **resolution** approving an Arena Funding Correction and Reallocation of Funds Agreement and the Second Amended Master Disbursement Agreement for the Xstream Arena Project.

Note: This resolution remediates a bank error in the order in which funds were drawn from different accounts for the construction of the Arena & Fieldhouse project. This does not change the amount of funding available.

9. REAP GRANT APPLICATION

- a) Consider **resolution** approving an Application to the Iowa Department of Natural Resources for grant funding via the Resource Enhancement and Protection ("REAP") Program.

Note: This is for a \$125,000.00 grant to help with a \$266,000.00 purchase of 7.6 acres of future park land in the west land use area.

10. SECOND AMENDMENT TO LEASE

- a) Consider **resolution** approving a Second Amendment to Lease with IRL Hospitality, L.L.C. (d/b/a La Vecina).

Note: This amendment is meant to assist in stabilizing tenant's ongoing business operations due to impacts of the COVID-19 pandemic by offering the option of short-term rent deferral.

11. IOWA RIVER LANDING RETAIL LEASE

- a) Consider **resolution** of intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of Unit C101, IRL Part Two Condominiums, Coralville, Iowa.

Note: This is a 5-year lease for the location vacated by Massage Heights. Alternate proposals are due at 10:00 AM on Monday, September 7, 2020 and the public hearing is Tuesday, September 8, 2020.

12. MEMORANDUM OF AGREEMENT

- a) Consider **resolution** approving a Memorandum of Agreement with CR Research Group, LC. To analyze Coralville Police Traffic Stop Data for Calendar years 2020, 2021 and 2022.

Note: This Memorandum of Agreement is for reviewing un-analyzed City traffic stop data for 2020, 2021 and 2022 for not to exceed \$30,000.00.

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

- a) Approve minutes for the July 28, 2020 Coralville City Council Regular Meeting.
- b) Approve Class E Liquor License with Sunday Sales for **Smokin' Joe's Tobacco & Liquor Outlet #6**: Eff. 08/22.
- c) Approve Class C Beer Permit with Sunday Sales for **Trader Joe's #728**: Eff. 09/01.
- d) Approve Class C Liquor License with Sunday Sales for **Chili's Southwest Grill**: Eff. 09/05.
- e) Approve payment to **lululemon usa inc.** for tenant improvements allowance (#2001002148): \$18,697.00.

- f) Approve payment to
- g) Approve payment to **HR Green, Inc.** for:
 - i) 4th Avenue Sewer Rehabilitation (#136018) \$4,502.00
 - ii) 4th Avenue Sewer Rehabilitation (#136907) \$3,654.00
 - iii) IRL Public Infrastructure Improvements E 2nd Ave – 2018 (#136223) \$39,734.05
 - iv) IRL Public Infrastructure Improvements E 2nd Ave – 2018 (#136931) \$33,869.55
 - v) I-80/1st Avenue Interchange Final Design Phase 1 (#136646) \$3,601.05
 - vi) I-80/1st Ave. Interchange Improvements BUILD Grant (#136522) \$367.50
 - vii) Interior Drainage Modeling – Pump Station 7 (#136080) \$1,842.00
 - viii) Misc. Engineering –Flood Protection System & IRL (#136222) \$272.00
 - ix) Misc. Engineering –Flood Protection System & IRL (#136930) \$212.00
- h) Approve payment to **Terracon Consultants, Inc.** for:
 - i) 820 & 824 Hughes Street Phase II Site Assessment (#TD75429) \$1,313.75
 - ii) 820 & 824 Hughes Street Phase II Site Assessment (#TD83524) \$9,679.95
 - iii) AAA Mechanical Site 832 Quarry Road (TD74456) \$14,289.65
 - iv) AAA Mechanical Site 832 Quarry Road (TD83529) \$11,391.06
 - v) Brownfield Assessment Grant (#TD83507) \$205.50
 - vi) Wastewater Treatment Plant Improvements (#TD75629) \$1,942.50
 - vii) Wastewater Treatment Plant Improvements (#TD86100) \$8,126.63
 - viii) 4th Avenue Place Land Assembly (#TD83517) \$6,278.85
 - ix) 800 Quarry Road – West Parcel (#TD83510) \$2,597.80
- i) Approve payment to **Veenstra & Kimm, Inc.** for
 - i) Wastewater Treatment Plant Improvements 2017 – Resident (#25) \$18,195.40
 - ii) Wastewater Treatment Plant Improvements 2017 – Resident (#26) \$17,040.79
 - iii) Wastewater Treatment Plant Improvements 2017 – General (#27) \$21,600.00
 - iv) Wastewater Treatment Plant Improvements 2017 – General (#28) \$21,600.00
- j) Approve payment to **Shoemaker & Haaland Professional Engineers** for Iowa River Trail – Rocky Shore Drive to Clear Creek (#019376.00-7): \$1,840.00.
- k) Approve payment to **Impact7G** for Iowa River Power Dam – Mitigation Bank Feasibility Study (#17408): \$2,882.75.
- l) Approve payment to **Iowa Department of Transportation (IDOT)** for
 - i) City Share CRA & Commerce Drive IDOT Improvements (#62040) \$77,287.18
 - ii) City Share CRA & Commerce Dr. IDOT Signal Imp. (#62041) \$20,000.00
- m) Approve payment to **Iowa Storm Water Education Partnerships (ISWEP)** for MS4 Community Membership (#509) \$4,345.00.
- n) Approve payment to **R.M. Boggs Co., Inc.** for CCPA Glycol System Repairs (#5807): \$15,388.00.
- o) Approve Change Order to **Backyard Trails, LLC** for trail tread hardening of the Creekside Flow Trail Project: +\$10,050.00.
- p) Approve Pay Estimate #4 to **Portzen Construction, Inc.** for IRL E. 2nd Avenue Improvements: \$549,103.53.
- q) Approve Change Order #6: +\$20,275.45; and Pay Estimate #8: \$395,333.95; to **All American Concrete, Inc.** for IRL E. 9th Street Improvements.
- r) Approve Pay Application #25 to **Miron Construction, Inc.** for the Wastewater Treatment Plant Improvements: \$508,135.49.
- s) Ratify June 1, 2020 payment to **Great Western Bank, North Liberty, Iowa** for \$1,000,000.00 principal and \$131,250.00 interest for G.O. Annual Appropriation Urban Renewal Note, Series 2014C: \$1,131,250.00.
- t) Approve January 2020 through March 2020 Treasurer's Reports.
- u) Approve Bill List for August 11, 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. Urban Chickens Discussion.
2. Discussion of Racial Justice Proposals.
3. City Administrator's time.