

## AGENDA

6:30 PM

August 25, 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, August 25, 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 25, 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, August 25, 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, August 25, 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. **OFFICIAL ZONING MAP ~ PUBLIC HEARING**
  - a) Building Report.
  - b) Planning & Zoning Commission Report.
  - c) Public hearing on the Revised Official Zoning Map.
  - d) **ORINANCE NO. 2020-1009** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, by adopting a New Official Zoning Map for the City of Coralville, Iowa, **for 1<sup>st</sup> consideration.**

**Note:** This is to adopt the 2020 updated Zoning Map. the current map has seen many updates in recent decades but has not been updated or approved in any official capacity during that time.

6. **OFFICIAL LAND USE MAP ~ PUBLIC HEARING**
  - a) Building Report.
  - b) Planning & Zoning Commission Report.
  - c) Public hearing on the Revised Official Land Use Map.
  - d) **ORINANCE NO. 2020-1010** An ordinance amending the Coralville Community Plan, 2014 Edition, by adopting a New Official Land Use Map for the City of Coralville, Iowa, **for 1<sup>st</sup> consideration.**

**Note:** This is to adopt the 2020 updated Land Use Map. This update reflects past petitions, adopted ordinances and corrected mapping errors since adoption of the Community Plan, 2014 Edition and 2016 West Land Use Area Master Plan Map.

7. **LOT 6, CORAL RIDGE COMMERCE PARK PHASE SIX ~ PUBLIC HEARING**
  - a) Building Report.
  - b) Planning & Zoning Commission Report.

- c) Public hearing on the Amended PUD-B Site Plan for Lot 6, Coral Ridge Commerce Park Phase Six.
- d) Consider **resolution** approving the Amended PUD-B Site Plan for Lot 6, Coral Ridge Commerce Park Phase Six, Coralville, Iowa.

**Note:** This Amended PUD-B Site Plan allows for a change in building materials, outdoor patio structure and reverses the location of previously approved buildings on the site.

#### 8. 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 Neighborhood Commercial Use to Mixed Use.
- d) **ORDINANCE NO. 2020-1011** 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 Mixed Use in place of Neighborhood Commercial Use, for **1<sup>st</sup> consideration**.

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

#### 9. VACATION ~ PUBLIC HEARING

- a) Public hearing on the vacation of that certain utility easement on Lot 1, Heartland Plaza, Part Eleven.
- b) Consider **resolution** vacating a portion of that certain Public Utility Easement on Lot 1, Heartland Plaza, Part Eleven, Coralville, Iowa.

**Note:** This vacates the old utility easement for Lot 1 in Heartland Plaza, Part Eleven at the request of Aldi's.

#### 10. IRL CONDUIT LEASE AGREEMENT ~ PUBLIC HEARING

- a) Public hearing on a City Conduit Lease Agreement with Unite Private Networks, LLC.
- b) Consider **resolution** approving a City Conduit Lease with Unite Private Networks, LLC.

**Note:** Unite Private Networks, LLC will lease a microduct in the City's conduit along E. 9<sup>th</sup> Street to serve the Iowa River Landing District.

#### 11. MASTER CO-LOCATION SHARED SERVICES AGREEMENT ~ PUBLIC HEARING

- a) Public Hearing on a Master Co-Location Shared Services Agreement with Imon Communications, LLC.
- b) Consider **resolution** approving a Master Co-Location Shared Services Agreement with Imon Communications, LLC.

**Note:** This agreement will allow Imon to place some facilities in an empty space in Fire Station #2 and also allow the City and Imon to share ducts each own across the City.

#### 12. 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 3<sup>rd</sup> and final 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.

### 13. IOWA COVID-19 GOVERNMENT RELIEF FUND

- a) Consider **resolution** requesting reimbursement from the Iowa COVID-19 Government Relief Fund.

**Note:** This will reimburse the City for direct expenses incurred in response to the COVID-19 emergency from the \$100 million of the State of Iowa's CARES Act.

### 14. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

- a) Consider **resolution** authorizing and directing the Mayor to execute and sign that certain Iowa Economic Development Authority Community Development Block Grant (CDBG) Contract No. 20-HSBG-03.

**Note:** This grant is for Homebuyer Assistance Program which will provide a maximum of \$24,999.00 per homebuyer in down payment and closing cost assistance for five homebuyers and is not to exceed \$195,495.00. Eligible households must meet the State of Iowa's Housing Fund income guidelines.

- b) Consider **resolution** authorizing and directing the Mayor to execute and sign that certain Iowa Economic Development Authority Community Development Block Grant (CDBG) Contract No. 20-HSG-010.

**Note:** This grant is for Owner Occupied Housing Exterior Rehabilitation Program, which will provide up to \$25,000.00 per home for exterior improvements for six homes and is not to exceed \$234,994.00. Eligible households must meet the State of Iowa's Housing Fund income guidelines.

### 15. Discussion of a potential partnership with the NAACP and a proposed Coralville Police Community Relations Ordinance ~ Betty Andrews, Iowa/Nebraska NAACP

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

- a) Approve minutes for the August 11, 2020 Coralville City Council Regular Meeting.
- b) Approve **transfer** of Special Class C Liquor License (Beer/Wine) for **Chez Grace**: Eff. 09/01. (Moving from 89 2<sup>nd</sup> Street #3 to 424 6<sup>th</sup> Avenue, Suite 101.)
- c) Approve Class E Liquor License with Sunday Sales for **Kum & Go #521**: Eff. 09/15.
- d) Approve Class B Liquor License with Outdoor Service and Sunday Sales for **SpringHill Suites Coralville**: Eff. 9/15.
- e) Approve Class E Liquor License with Sunday Sales for **Hy-Vee Food Store #2**: Eff. 9/15.
- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Hy-Vee Market Grille**: Eff. 9/15.
- g) Approve payment to **Trumbull Consulting** for:
  - i) 50% Commission upon completion for DME Sleep Store Expansion Space (#06012150): \$4,182.75
  - ii) 50% commission upon signing for Skin Body Soul MedSpa (#06012151) \$9,262.50
- h) Approve payment to **Tyler Technologies, Inc.** for New World Annual Maintenance Contract and Licenses (#045-306121): \$38,189.67.
- i) Approve payment to **The Northway Corporation** for Dewatering Well #1 Emergency Repairs (#15997): \$16,207.10.
- j) Approve payment to **Landscaping Solutions of Iowa LLC** for Iowa River Landing – N. of E. 9<sup>th</sup> Street Landscape Enhancements #4 (#272): \$29,619.54.

- k) Approve Pay Application #2 to **Western Specialty Contractors** for waterproofing project at IRL West Ramp (#) \$106,400.00.
- l) Approve payment to **Sustainable Landscape Solutions LLC** for the Highway 6 Plant Replacement Project (#2196): \$6,387.25.
- m) Approve payment to **CivicPlus** for the annual SSL Certificates and fees for the City, CCPA and Brown Deer websites (#45135): \$16,961.99.
- n) Approve Pay Application #1 to **Wagner Construction Services** for the tenant build out of IRL Winestyles Addition: \$58,560.00.
- o) Approve Bill List for August 25, 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. September Planning & Zoning Submittals ~ Dave Johnson
- 2. Wastewater Department ~ David Clark
- 3. City Administrator's time.