

AGENDA

6:30 PM

September 8, 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, September 8, 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, September 8, 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, September 8, 2020. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7th Street, Coralville, Iowa on Tuesday, September 8, 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 October 3, 2020 as "Americans with Disabilities Act Day."**
5. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
6. **IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING**
 - a) Public hearing on intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of Unit C101, IRL Part Two Condominiums.
 - b) Consider **resolution** approving the disposition of property and approving a Lease Agreement with Skin, Body, Soul Erica Parish-Valdez, LLC.

Note: This is a 5-year lease for Unit C101, IRL Part Two Condominiums vacated by Massage Heights and replaced by Skin Body Soul MedSpa.

7. OFFICIAL ZONING MAP

- a) **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 2nd 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.

8. OFFICIAL LAND USE MAP

- a) **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 2nd 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.

9. SCANLON FARMS/SOUTH RIDGE

- a) **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 **2nd consideration**.

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

10. CLEAR CREEK TRAIL PHASES 6 & 7

- a) **Motion** approving Change Order #8: +\$61,279.45; and Pay Estimate #14 FINAL: \$9,882.44; to **Iowa Bridge & Culvert** for Clear Creek Trail Phases 6 & 7.
- b) Consider **resolution** accepting the Clear Creek Trail Phases 6 & 7 as completed.

Note: This accepts the extension of Clear Creek Trail west from just east of Clear Creek at Deer Creek Road past the Creekside Ballpark to I-80. The IDOT took over the portion of this project which goes under I-80 and I-380 bridges and connects with Tiffin's trail west of I-380. The retainage of \$54,451.56 is due in 30 days.

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

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the Construction Contract for the Iowa River Trail – Rocky Shore Drive to Clear Creek Project.
- c) Consider **resolution** approving the Contract and bond documents for the Iowa River Trail – Rocky Shore Driver to Clear Creek Project.

Note: This is for construction of a trail extending from Rocky Shore Driver to the Clear Creek Pedestrian Bridge subject to Iowa Department of Transportation concurrence. This project will be funded with \$614,080.00 of Federal Transportation Alternative Program funds and the remainder with local funds.

12. ARENACO REIMBURSEMENT AGREEMENT

- a) Consider **resolution** approving an Agreement between ArenaCo and the City of Coralville for certain improvements at the Xstream Arena.

Note: This Agreement is for the City to reimburse ArenaCo for the costs to construct a portion of the access drive and parking/loading areas by the arena loading dock.

13. EAST CENTRAL IOWA COUNCIL OF GOVERNMENTS AGREEMENTS

- a) Consider **resolution** approving a Contract for Community Development Block Grant ("CDBG") Services with the East Central Iowa Council of Governments ("ECICOG") to administer the Owner-Occupied Housing Exterior Rehabilitation Program for the City of Coralville, Iowa.

Note: This will allow the East Central Iowa Council of Governments to administer the Owner-Occupied Housing Exterior Rehabilitation Program for the City of Coralville until August 1, 2022.

- b) Consider **resolution** approving a Contract for Community Development Block Grant ("CDBG") Services with the East Central Iowa Council of Governments ("ECICOG") to administer the Homebuyers Assistance Program for the City of Coralville, Iowa.

Note: This will allow the East Central Iowa Council of Governments to administer the Owner-Occupied Housing Rehabilitation Program for the City of Coralville until August 1, 2022.

- c) Consider **resolution** approving the signature authorization for alternate signators for the Community Development Block Grant Contract Number 20-HSG-010.

Note: The required alternate signators for CDBG Contract No. 20-HSG-010 Claims and reports in the absence of Mayor John A. Lundell are Councilperson Mitch Gross, City Administrator Kelly Hayworth and Asst. City Administrator Ellen Habel.

- d) Consider **resolution** approving the signature authorization for alternate signators for the Community Development Block Grant Contract Number 20-HSGB-003.

Note: The required alternate signators for CDBG Contract No. 20-HSGB-003 Claims and reports in the absence of Mayor John A. Lundell are Councilperson Mitch Gross, City Administrator Kelly Hayworth and Asst. City Administrator Ellen Habel.

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

- a) Approve minutes for the August 25, 2020 Coralville City Council Regular Meeting.
- b) Approve Class C Beer Permit with Class B Wine Permit and Sunday Sales for **New Pioneer Food Co-op**: Eff. 09/20.
- c) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Texas Roadhouse**: Eff. 09/28.
- d) Approve Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **ReUnion Brewery (Mondo's)**: 10/01.
- e) Approve Class E Liquor License with Carryout Beer and Wine and Sunday Sales for **Wal-Mart Supercenter #2827**: Eff. 10/01.
- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Old Chicago**: Eff. 10/01.
- g) Approve Special Class C Liquor License for **Chez Grace**: Eff. 10/02.
- h) Approve Class C Liquor License with Sunday Sales for **Haveli Indian Cuisine**: Eff. 10/05.
- i) Approve Class E Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales for **The Depot Coralville**: Eff. 10/08.
- j) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Marquee Pizzeria**: Eff. 10/09.
- k) Approve payment to **Bolton & Menk, Inc.** for:
 - i) Aquatic Center Masonry Rehab (#0248454) \$500.00
 - ii) Ready Mix South Demolition (#0248488) \$155.00
 - iii) Oak Hill Cemetery Sign (#0236417) \$4,271.50
- l) Approve payment to **Terracon Consultants, Inc.** for:
 - i) 820 & 824 Hughes Street Phase II Site Assessment Ans Asbestos and Hazardous Materials Survey (#TD95068) \$13,394.62
 - ii) Brownfield Assessment Grant (#TD95083) \$655.70
 - iii) Wastewater Treatment Plant Improvements (#TD97208) \$6,893.00
 - iv) 4th Avenue Place Land Assembly (#TD95134) \$787.75
- m) Approve payment to **Impact7G** for Iowa River Floodwall Wetland Mitigation, Construction Monitoring, Planting and Maintenance (#17746): \$2,117.73.
- n) Approve payment to **Tannery Creek Systems, Inc.** for one-year maintenance fee for LPR enforcement vehicle: Not to exceed \$11,000.00.
- o) Approve payment to **L.L. Pelling Co.** for 1st Avenue Project – Super 8 parking lot re-striping (#23856): \$3,175.00.
- p) Approve payment to **Ferguson Waterworks#2516** for Water meter equipment (#0368577): \$32,400.00.

- q) Approve payment to **Carrico Aquatic Resources** for indoor pool bulkhead grating (#20203341): \$24,257.80
- r) Approve Change Order #4: +\$58,770.00; and Estimate #5: \$150,739.22; to **Portzen Construction, Inc.** for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue.
- s) Approve Change Order #7: +\$2,885.67; and Pay Estimate #9: \$374,769.14; to **All American Concrete, Inc.** for the Iowa River Landing Improvements Project 2019 – East 9th Street.
- t) Approve Pay Estimate #24 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements Phase 2: \$10,001.84.
- u) Approve Change Order #1: +\$12,500.00; and Pay Estimate #1: \$131,646.25; to **Maxwell Construction, Inc.** for 4th Avenue Sanitary Sewer.
- v) Approve Change Order #12: +\$18,176.28; and Pay Estimate #26: \$391,962.33; to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements Project 2017.
- w) Approve Pay Application #1: \$21,785.27; and Pay Application #2: \$39,829.12; to **Country Landscapes, Inc.** for the Oak Hill Cemetery Sign Project.
- x) Approve Joint Funding Agreement with the **U.S. Department of Interior, United States Geological Survey** for the operation and maintenance of 6 streamgaging stations, 1 precipitation gage and associated equipment for Fiscal Year 2021: Not to exceed \$11,110.00.
- y) Approve an Agreement with the City of North Liberty regarding the short-term use of a Coralville Fire Truck.
- z) Approve bid and purchase of a New 2020 Black Ford Fusion, S Model (\$17,918.00) and a Used 2019 Gray Ford Fusion Hybrid, SE Model (\$18,500.00) for the Police Department from **West Branch Ford, West Branch, Iowa**: \$36,418.00 total. (The prices are below what was budgeted and the State Bid.)
- aa) Accept quotes and approve payment to **MTI of Grimes, Iowa** a Toro distributor for two Toro Z-Master 7500 Series mowers not to exceed \$35,524.72 and two Toro Workman MDX utility vehicles not to exceed \$23,855.70 for a total of not to exceed \$59,380.42. (These are State Bid prices and this equipment will be used by the Parks Department to maintain streetscapes that were previously maintained under the Horticulture and Turf contract revoked under previously approved budget cuts.)
- bb) Accept quotes and approve payment to **Stutsman Agricultural Products of Hills, Iowa** for one 500-gallon fuel trailer for the Water Department: Not to exceed \$8,000.00. (This is needed to fuel the department's generators during emergencies. A need discovered during the recent derecho.)
- cc) Approve Bill List for September 8, 2020.

15. City Administrator's report.

16. Mayor's report.

17. City Attorney's report.

18. Committee and Councilmember's report.

19. Motion to adjourn.

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

- 1. Discuss opposing HUD's proposed rule change, FR-6152-P-01 which removes protections for transgender people under the 2016 Equal Access Rule.
- 2. Discuss Affordable Housing Strategies Plan.
- 3. Discuss the Urban Chicken Ordinance.
- 4. City Administrator's time.