

## AGENDA

6:30 PM

October 27, 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, October 27, 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, October 27, 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, October 27, 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, October 27, 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. **VOLUNTARY ANNEXATION – MEADE PROPERTY ~ PUBLIC HEARING**
  - a) Building Department Report.
  - b) Planning & Zoning Commission Report.
  - c) Public hearing on Annexation of an approximate 43.34-acre parcel located east of Auburn Hills East and west of Dubuque Street.
  - d) Consider **resolution** approving the voluntary annexation of real property into the City of Coralville, Iowa.

**Note:** This annexation is for an approximate 43.34-acre parcel located east of Auburn Hills East and west of Dubuque Street.

6. **TOWN CENTER DISTRICT ~ PUBLIC HEARING**
  - a) Building Department Report.
  - b) Planning & Zoning Commission Report.
  - c) Public hearing on repealing Ordinance 2008-1013 Amending the Coralville Community Plan to allow all permitted, provisional and conditional uses in a C-2 District for future development along Highway 6.
  - d) **ORDINANCE NO. 2020-1016** An ordinance repealing Ordinance 2008-1013, regarding uses allowed in the Town Center District, **for 1<sup>st</sup> consideration**.

**Note:** This will repeal Ordinance 2008-1013 Amending the Coralville Community Plan to allow all permitted, provisional and conditional uses in a C-2 District for future development along Highway 6.

7. **2500 HOLIDAY COURT ~ PUBLIC HEARING**
  - a) Building Department Report.
  - b) Planning & Zoning Commission Report.

- c) Public hearing on amending the Land Use Map for property located at 2500 Holiday Court from Regional Commercial to High Density Residential.
- d) **ORDINANCE NO. 2020-1017** An ordinance amending the Coralville Community Plan to reflect certain property generally known as 2500 Holiday Court, Coralville, Iowa to be designated High Density Residential Use in place of Commercial Use, for **1<sup>st</sup> consideration**.

**Note:** This will change the land use map for a property located at 2500 Holiday Court from Regional Commercial to High Density Residential.

## **8. EAGLE BEND AT CLEAR CREEK ~ PUBLIC HEARING**

- a) Building & Zoning Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of Eagle Bend at Clear Creek from R-1 to R-PUD 1, and the PUD-A Site Plan.
- d) Consider **resolution** approving the Preliminary Plat for Eagle Bend at Clear Creek, Coralville, Iowa.
- e) **ORDINANCE NO. 2020-1018** 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 Eagle Bend at Clear Creek, from R-1, Single Family Residential District, to R-PUD 1, Residential Planned Unit Development One District, for **1<sup>st</sup> consideration**.

**Note:** This will rezone the subject property from R-1, Single Family Residential District to R-PUD 1, Residential Planned Unit Development One District and approve a PUD-A Site Plan and Preliminary Plat.

## **9. REDHAWK SUBDIVISION – PART TWO**

- a) Building & Zoning Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Preliminary Plat for Redhawk Subdivision – Part Two, Coralville, Iowa.
- d) Consider **resolution** approving the Final Plat for Redhawk Subdivision – Part Two, Coralville, Iowa.

**Note:** This Preliminary and Final Plats are for three commercial lots on 2.5 acres of land located east of Redhawk Subdivision – Part One, west of Coral Ridge Avenue and south of Wheaton Road.

## **10. URBAN RENEWAL AREAS**

- a) **ORDINANCE NO. 2020-1014** An ordinance amending Ordinance Nos. 608, 707, 2001-942, 2006-1052, 2013-1009, 2014-1007 and 2017-1017 providing that general property taxes levied and collected each year on all property located within the Coralville Urban Renewal Project Area in the City of Coralville, County of Johnson, State of Iowa, by and for the benefit of the State of Iowa, City of Coralville, County of Johnson, Iowa City Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Redevelopment Project, **for 1<sup>st</sup> consideration**.

**Note:** This ordinance sets the base value of property in the Coralville Urban Renewal Area located in Coral Ridge Commerce Park.

- b) **ORDINANCE NO. 2020-1015** An ordinance amending Ordinance Nos. 650, 679, 97-786, 2001-941, 2002-95, 2013-1007, 2015-1018, 2016-1020 and 2017-1016 providing that general property taxes levied and collected each year on all property located within the Mall and Highway 6 Urban Renewal Project Area in the City of Coralville, County of Johnson, State of Iowa, by and for the benefit of the State of Iowa, City of Coralville, County of Johnson, Iowa City Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Redevelopment Project, **for 1<sup>st</sup> consideration**.

**Note:** This ordinance sets the base value of property in the Mall and Highway 6 Urban Renewal Area located in Coral Galleria.

## **11. URBAN CHICKEN ORDINANCE**

- a) **ORDINANCE NO. 2020-1012** An ordinance adding Chapter 55A regarding Urban Chickens, **for 2<sup>nd</sup> consideration**.

**Note:** This ordinance sets forth the process to allow chickens in residential zoning districts.

- b) **ORDINANCE NO. 2020-1013** An ordinance amending Chapter 55 regarding Animal Neglect and Abandonment, **for 2<sup>nd</sup> consideration**.

**Note:** This ordinance incorporates changes in state law passed in the 2020 session.

## **12. 28E ROAD MAINTENANCE AGREEMENT**

- a) Consider **resolution** approving a 28E Agreement between the City of Coralville and City of Iowa City regarding road maintenance.

**Note:** This 28E Agreement outlines who is responsible for maintenance of Camp Cardinal Road, Camp Cardinal Boulevard and Kennedy Parkway.

## **13. TEMPORARY EASEMENT**

- a) Consider **resolution** approving a Temporary Easement with the University of Iowa for construction of parking improvements in the Iowa River Landing District.

**Note:** This will allow the City to construct temporary parking improvements on the lot across from the Staybridge Suites on the west side of E. 2<sup>nd</sup> Avenue.

## **14. WELLNESS GRANT**

- a) Consider **resolution** approving a Wellness Grant Agreement with the Wellmark Foundation for the Creekside Cross Trailhead and water fountain.

**Note:** This grant for \$25,000.00 is for the Creekside Cross Trailhead and water fountain.

## **15. 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-OT-081.

**Note:** This \$38,736.00 grant is for programs to support families with children through scholarships and covering expenses for full and partial day NESTS programs ran by the Recreation Department while the Iowa City Community School District is in a Hybrid Learning Model due to the pandemic.

#### **16. IOWA COVID-19 GOVERNMENT RELIEF FUND**

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

**Note:** This is an updated second resolution that does not specify a dollar amount requested so the City can apply for additional funds for the reimbursement of direct expenses incurred in response to the COVID-19 emergency from the State of Iowa's CARES Act if the State decides to allocate more money.

#### **17. WATER TOWER MAINTENANCE PROPOSAL**

- a) Quotation Report.
- b) Consider **resolution** accepting quotation and awarding proposal for Water Tower Maintenance.

**Note:** This maintenance agreement will provide for the interior and exterior renovation for all three water towers in the next five years while also completing regular inspection and maintenance tasks.

#### **18. MULCH HAULING & DISPOSAL**

- a) Bid Report.
- b) Consider **resolution** accepting quotation and awarding Contract for Mulch Hauling & Disposal.

**Note:** This agreement is for the hauling and disposal of mulch at the Hawkeye Train Lot, 2430 James Street generated from the August 10, 2020 derecho storm event.

#### **19. DISPOSAL OF EXCESS PROPERTY AND RIGHT-OF-WAY**

- a) Consider **resolution** of intent to dispose of an interest in real property and soliciting alternate proposals for the sale of an approximate 0.26-acre parcel and excess right-of-way near the intersection of 5<sup>th</sup> Street and 20<sup>th</sup> Avenue.

**Note:** The entity redeveloping the Westport Touchless Car Wash will pay the City approximately \$297,000.00 for the property located west of 20<sup>th</sup> Avenue and south of 5<sup>th</sup> Street. Alternate proposals are due at 10:00 AM on Monday, December 7, 2020 and the public hearing is December 8, 2020.

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

- a) Approve minutes for the October 13, 2020 Coralville City Council Regular Meeting.
- b) Approve request by Big Ten Taxi to reduce the number of required taxis for a Taxi Company License from four to two due to the decrease in business since the pandemic began. The City will reserve the right to return to the required number of taxis back to four when business, health and safety conditions posed by COVID-19 improve.
- c) Approve Taxicab Company License for **Yellow Cab of Iowa City**: 06/01/2020 to 05/31/2021.
- d) Approve Taxicab Company License for **Big Ten Taxi**: 06/01/2020 to 05/31/2021.
- e) Approve Class B Beer Permit with Outdoor Service and Sunday Sales for **Panchero's Mexican Grill**: Eff. 11/15.
- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Buffalo Wild Wings Grill & Bar**: Eff. 11/15.

- g) Approve Special Class C Liquor License with Sunday Sales for **Asian Taste Restaurant**. Eff. 11/15.
- h) Approve payment to **HR Green, Inc.** for:
  - i) Flood Protection System and Miscellaneous Engineering (#135491) \$324.50
  - ii) Iowa River Landing Miscellaneous Engineering (#138247) \$502.50
  - iii) 4<sup>th</sup> Avenue Sewer Rehabilitation (#170665) \$2,008.25
  - iv) Iowa River Landing 2<sup>nd</sup> Avenue Improvements (#135493) \$43,320.00
  - v) Iowa River Landing 2<sup>nd</sup> Avenue Improvements (#138254) \$26,770.10
- i) Approve payment to **Veenstra & Kimm, Inc.** for
  - i) Eagle Bend Water Model Update (#1) \$1,629.00
  - ii) EMA Generator Grant Assistance (#1) \$1,996.00
  - iii) Wastewater Treatment Plant Improvements 2017 – Resident (#28) \$19,737.48
  - iv) Wastewater Treatment Plant Improvements 2017 – General (#30) \$10,800.00
- j) Approve payment to **Impact7G** for the Iowa River Mitigation Bank Feasibility Study (#18470): \$1,450.00.
- k) Approve payment to **Maxwell Construction** for Brown Deer Sanitary Sewer Extension (Pay Application #1): \$3,800.00.
- l) Approve payment to **L.L. Pelling Co.** for IRL chip seal parking lot on northeast corner of E. 7<sup>th</sup> Street and E. 2<sup>nd</sup> Avenue (#24289): \$42,990.31.
- m) Approve payment to **Snyder & Associates, Inc.** for Clear Creek Trail Phases 6 & 7 (#14): \$57,181.15.
- n) Approve payment to **CSS Consulting** for Building. & Engineering Permit Software (#20509): \$668.75.
- o) Approve payment to **Swick Cable Contractors** for IRL E. 9<sup>th</sup> Street communications handhold (#27369): \$1,448.50.
- p) Approve payment to **Kilburg Equipment** for repairs to hydraulic pump assembly (#1327): \$13,246.61.
- q) Approve payment to **Neumiller Electric Inc.** for traffic signal repairs due to storm damage (#23912): \$10,100.00.
- r) Approve payment to **Outdoor Recreation Products** for Kiddie Korral Park for:
  - i) Landscape Structures (#12153) \$35,099.00
  - ii) 1,008 sf of surface pad (#12176) \$14,995.00
- s) Approve Change Order #1: -\$6,500.00; and Pay Estimate #1: \$75,183.95; to **Peterson Contractors, Inc.** for Iowa River Trail.
- t) Approve quote and ratify RFQ from **Iowa Illinois Taylor Insulation** for asbestos and hazardous materials abatement at 309 and 309 ½ 7<sup>th</sup> Street: Not to exceed \$15,595.00.
- u) Approve Bill List for October 27, 2020.

**21. City Administrator's report.**

**22. Mayor's report.**

**23. City Attorney's report.**

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

**25. Motion to adjourn.**

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

1. November Planning & Zoning Submittals ~ Dave Johnson
2. City Administrator's time.