

## AGENDA

6:30 PM

November 24, 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, November 24, 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, November 24, 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, November 24, 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, November 24, 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. **Discussion and update with Senator Zach Wahls.**
6. **2500 HOLIDAY COURT**
  - a) **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 **3<sup>rd</sup> and final consideration**.

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

### 7. EAGLE BEND AT CLEAR CREEK

- a) **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 **3<sup>rd</sup> and final consideration**.
- b) Consider **resolution** approving the PUD-A Site Plan for Eagle Bend at Clear Creek, Coralville, Iowa.

**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. The Preliminary Plat was approved on October 27, 2020.

### 8. UNBIASED POLICING ORDINANCE

- a) **Motion** to amend Ordinance No. 2020-1019.

- b) **ORDINANCE NO. 2020-1019** An ordinance amending the Code of Ordinances of the City of Coralville, as previously amended, incorporating a chapter regarding unbiased policing, for **2<sup>nd</sup> consideration**.

**Note:** This ordinance prohibits certain conduct from law enforcement, creates a Citizen's Community Policing Board, requires the Police Department collect data on contacts with the general public and outlines training requirements for the Coralville Police Department.

#### **9. E. 9<sup>TH</sup> STREET DUCT BANK**

- a) Consider **resolution** approving Supplemental Agreement No. 1 with HR Green, Inc. for Iowa River Landing Public Improvements, 2019 – E. 9<sup>th</sup> Street Duct Bank.

**Note:** This Supplemental Agreement is for the design and construction phase services for the communications duct bank addition to the E. 9<sup>th</sup> Street Public Improvements and is not to exceed \$14,136.00.

#### **10. IOWA RIVER LANDING, PART 8**

- a) Consider **resolution** accepting municipal improvements constructed on Iowa River Landing, Part 8, Coralville Iowa.

**Note:** This accepts the installed paving, curb and gutter, water mains, sanitary sewer mains, storm water mains and sidewalks and appurtenances for Iowa River Landing, Part 8.

#### **11. 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 3<sup>rd</sup> and final 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 3<sup>rd</sup> and final consideration**.

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

## 12. ANNUAL URBAN RENEWAL REPORT

- a) **Motion** approving and accepting the Annual Urban Renewal Report, Fiscal Year 2020.

**Note:** The City Council is required by HF2640 to formally approve by motion the filing of an Annual Urban Renewal Report with the Iowa Department of Management.

## 13. STATE REVOLVING FUND (SRF)

- a) Consider **resolution** providing for reduction of interest rate on Sewer Revenue Bond, Series 2010A.
- b) Consider **resolution** providing for reduction of interest rate on Sewer Revenue Bond, Series 2010B.

**Note:** The Iowa State Revolving Fund for Clean Water and Drinking Water Program (the “SRF Program”) reduced its interest on all new 20-year loans from 3% to 1.75%.

## 14. IOWA RIVER LANDING

- a) Consider **resolution** approving an Amendment to the Development Agreement with IRL Hotel Associates, LLC.
- b) Consider **resolution** approving an Amendment to the Condominium Declaration for the Iowa River Landing South Commercial Condominiums.

**Note:** This allows for the construction of the hotel to be completed by April 30, 2021 and memorializes the addition of the residential units on the sixth floor of the project.

- c) Consider **resolution** approving the Declaration of Easements, Covenants, Conditions and Restriction for the property locate south of E. 9<sup>th</sup> Street in the Iowa River Landing District.

**Note:** These covenants outline the covenants and restrictions of development of the properties south of E. 9<sup>th</sup> Street.

## 15. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- a) Consider **resolution** setting a public hearing for the Community Development Block Grant (CDBG) Contract No. 20-OT-081 funding student support and NESTS programs during hybrid learning in the Iowa City School District.

**Note:** This public hearing is for discussion of CDBG funding for student support and NESTS programs during hybrid learning in the Iowa City Community School District. The public hearing will be December 8, 2020.

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

- a) Approve minutes for the November 10, 2020 Coralville City Council Regular Meeting.
- b) Approve Special Class C Liquor License with Sunday Sales for **Huhot Mongolian Grill**: Eff. 12/15.
- c) Approve Class E Liquor License with Fills and Sells Growlers and Sunday Sales for **Kum & Go #201**: Eff. 12/15.
- d) Approve payment to **The Iowa Children’s Museum** for the annual Guest Welcome Center Sponsorship per agreement (#3605): \$50,000.00.
- e) Approve payment to **Wagner Construction Services** for Tenant Build Out – IRL Winestyles Addition (Pay Application #2 Final): \$9,120.00.

- f) Approve payment to **Pipe Pro, Inc.** for Emergency Indoor Pool Repairs (#63012): \$28,365.00.
- g) Approve payment to **Trumbull Consulting** for:
  - i) DME Sleep Store 50% Commission upon Opening (#06012163) \$4,182.50
  - ii) Skin Body Soul 50% Commission upon Opening (#06012152) \$9,262.50
- h) Approve payment to **Impact7G** for Mitigation Bank Feasibility Study (#18635): \$13,989.41.
- i) Approve payment to **Skin Body Soul, LLC** for reimbursable tenant improvements (#080121): \$35,000.00.
- j) Approve Change Order #2: -\$1,413.13; and Change Order #3: -\$19,490.95; to **Peterson Contractors, Inc.** for the Iowa River Trail.
- k) Approve Change Order #12 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements Phase 2: \$7,176.90.
- l) Approve purchase of one replacement light duty ADA paratransit bus off the Iowa DOT purchasing contract from **Thomas Bus Sales, Inc. of Des Moines Iowa**: For not to exceed \$81,607.00.
- m) Accept bids and approve purchase of Bobcat Toolcat 5600 for the Parks Department: Not to exceed \$49,957.30. (This is the State of Iowa Bid purchasing price and includes the trade in value of 3 separate units.)
- n) Approve update Solid Waste/Recycling Coordinator Job Description.
- o) Approve attendance of Kyle McAvoy to a Kirkwood EMT course/program from January 26, 2021 to May 6, 2021: \$2,064.00.
- p) Approve Bill List for November 24, 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. December Planning & Zoning Submittals ~ Dave Johnson
- 2. Stream Bank Mitigation Proposal Update ~ Judy Joyce
- 3. Quarterly Financial Report Review
- 4. Parking & Transportation Department Report ~ Vicky Robrock
- 5. City Administrator's time.