

AGENDA

6:30 PM

January 26, 2021

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, January 26, 2021 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, January 26, 2021 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, January 26, 2021. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7th Street, Coralville, Iowa on Tuesday, January 26, 2021 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. **Mayor to proclaim February 1-7, 2021 as "National Gun Violence Survivors Week."**
6. **IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING**
 - a) Report on alternate proposals.
 - b) Public hearing on disposal of an interest in real property and soliciting alternate proposals for the leasing of Unit C104, IRL Part Two Condominiums.
 - c) Consider **resolution** approving the disposition of property and approving a Lease Agreement with Cookies & Dreams, LLC.

Note: This is for a 5-year Lease Agreement with option to renew one additional 5-year term with Cookies & Dreams for Unit C104 in the Iowa River Landing District.

- d) Consider **resolution** of intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of 920 E. 2nd Avenue, Suite 145.

Note: This is for a 5-year Lease Agreement with option to extend for three additional 5-year terms for 920 E. 2nd Avenue, Suite 145 in the Iowa River Landing District. The public hearing will be February 23, 2021.

7. **CLEAR CREEK MITIGATION BANK ~ PUBLIC HEARING**

- a) Public hearing on a Loan Agreement in a principal amount not to exceed \$2,500,000.00.
- b) Consider **resolution** taking additional action to enter into a Loan Agreement in the amount not to exceed \$2,500,000.00.
- c) Public hearing on a proposal to enter into one or more Loan Agreements and to borrow money thereunder in a principal amount not to exceed \$2,500,000.00.
- d) Consider **resolution** taking additional action to enter into a Loan Agreement in the amount not to exceed \$2,500,000.00.

Note: These will finance design and construction of storm water drainage improvements as part of the City's Clear Creek restoration and mitigation project not to exceed \$2,500,000.00.

8. FOREVERGREEN HEIGHTS ~ PUBLIC HEARING

- a) Building & Zoning Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-A Site Plan for Forevergreen Heights.
- d) Consider **resolution** approving the Preliminary Plat for Forevergreen Heights, Coralville, Iowa.
- e) Consider **resolution** approving the PUD-A Site Plan for Forevergreen Heights, Coralville, Iowa.

Note: This is a PUD-A Site Plan and Preliminary Plat for 251.24-acres between N. Dubuque Street and North Liberty Road previously known as Scanlon Farms.

9. SCANLON FARMS SOUTH RIDGE ~ PUBLIC HEARING

- a) Building & Zoning Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of Scanlon Farms South Ridge from R-PUD 1 to C-PUD 1, and the PUD-A Site Plan.
- d) **ORDINANCE NO. 2021-1001** 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 Scanlon Farms South Ridge, from R-PUD 1, Residential Planned Unit Development One District, to C-PUD 1, Commercial Planned Unit Development One District, for **1st consideration**.

Note: This will rezone a 3.49-acre parcel on the east side of North Liberty Road from R-PUD 1, Residential Planned Unit Development One District, to C-PUD 1, Commercial Planned Unit Development District, and approve a PUD-A Site Plan and Preliminary Plat.

10. IOWA RIVER LANDING PARKING LOT 2021

- a) Bid report.
- b) Consider **resolution** accepting bids and awarding the Construction Contract for the Iowa River Landing Parking Lot 2021.
- c) Consider **resolution** approving the Contract and bond documents for the Iowa River Landing Parking Lot 2021.

Note: This project will construct a 141-stall parking lot for use by the adjacent Staybridge Suites and top floor condominium units.

11. CONCEPT DESIGN PROPOSAL

- a) Consider **resolution** approving a Concept Design Proposal with Neuman Monson, Inc. for the northwest corner of 6th Avenue and Highway 6.

Note: This is for a collaborative conceptual design effort between the City of Coralville and Hodge Construction to provide a concept for a pedestrian friendly mixed-use development on the northwest corner of 6th Avenue and Highway 6. This is not to exceed \$30,000.00.

12. FISCAL YEAR 2022 BUDGET

- a) Consider **resolution** setting a date for a public hearing on the maximum levy for the Fiscal Year 2022 Budget.

Note: This will set the maximum levy hearing on the Fiscal Year 2022 Budget as required by the State of Iowa. This hearing is an additional step in the budget process created by legislation passed during the 2019 legislative session. The public hearing is February 9, 2021.

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

- a) Approve minutes for the January 12, 2021 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Sunday Sales for **El Dorado**: Eff. 2/6.
- c) Approve payment to **Quality Care** for IRL mowing and trimming and 2020 Derecho storm damage removal (#CMN19-6): \$12,785.30.
- d) Approve payment to **Trumbull Consulting** for 50% Commission due upon signing lease for Cookies & Dreams in the Iowa River Landing (#06012154): \$5,690.75
- e) Approve payment to **McComas-Lacina Construction** for the Aquatic Center Roof Replacement needed because of the 2020 Derecho (#33441-01): \$11,720.50.
- f) Approve payment to **RMB Co. Inc.** for the Library:
 - i) Water Heating System Project (#6659) \$11,934.91
 - ii) Chiller Sensor Repair Project (#6661) \$11,946.53
- g) Approve payment to the **Johnson County Finance Department** for Coralville's second contribution installment due at 100% construction completion for Johnson County Behavioral Health Urgent Care (GuideLink) Center per 28E Agreement (#ACCESS CTR #16): \$125,000.00.
- h) Approve payment to **Impact7G** for the Iowa River Mitigation Bank Feasibility Study (#19323): \$2,632.84.
- i) Approve payment of Iowa River Landing Invoice as approved by Kappa Advisors, LLC to **Pappageorge Haymes, Ltd.** for IRL Master Planning LOD's & CAD October 2020 Services (#134932): \$560.00.
- j) Approve payment of Iowa River Landing Invoice as approved by Kappa Advisors, LLC to The **McDevitt Company** for 50% Commission due upon signing IRL Retail Lease (January 14, 2021): \$62,500.00.
- k) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Brownfields Assessment Grant (#TE60077) \$205.50
 - ii) 708 9th Avenue Asbestos & HazMat(#TE60206) \$5,448.91
- l) Approve payment to **HR Green, Inc.** for:
 - i) Iowa River Landing 2nd Avenue Improvements (#1400992) \$13,680.05
 - ii) 1st Avenue Improvements – 6th St. to 9th St. (#140112) \$13,955.75
 - iii) Coral Ridge Avenue Improvements Phase 2 (#140110) \$25,243.05
- m) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Auburn Ridge Water Model Evaluation (#1) \$724.00
 - ii) Fox Valley Trunk Sewer Extension (#6) \$3,461.93
 - iii) Wastewater Treatment Plant Improvements 2017 – Resident (#31) \$16,560.25
- n) Approve payment to **ECCO Midwest, Inc.** for AAA Mechanical Building Asbestos Abatement (#19136-001): \$4,835.35.
- o) Approve payment to **Landscaping Solutions of Iowa, LLC** for Coral Ridge Avenue Improvements Phase 2 (#317): \$970.00.
- p) Approve payment to **Maxwell** for new sanitary service for Brown Deer Clubhouse (Pay Application #2): \$20,450.00.
- q) Approve payment to **Stevens Erosion Control, Inc.** for IRL Parking Lot 2021 (#9754): \$2,640.00.
- r) Approve payment to **Shoemaker & Haaland** for Iowa River Trail – Rocky Shore Dr. to Clear Creek (#019376.00-9): \$11,053.75.

- s) Approve bid and purchase from **Truck Country of Cedar Rapids** for one 2022 Medium Duty Cab and Chassis Truck (2022 Freightliner 108SD): \$84,024.00. (This replaces the Streets Department's 2014 Freightliner Plow Truck #14)
- t) Approve attendance of Nick Sitzman to the Kirkwood EMT course/program in Coralville, Iowa from January 26, 2021 to May 6, 2021: \$2,216.00.
- u) Approve attendance of Kyle Nicholson to the Supervisor Leadership Institute in Clive, Iowa from January 25-29, 2021: \$1,353.88.
- v) Approve attendance of Drew Montz and Josh Van Brocklin to CTK Interviewing in Waterloo, Iowa from May 3-5, 2021: \$1,365.92.
- w) Approve Bill List for January 26, 2021.

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. February Planning & Zoning Submittals ~ Dave Johnson
- 2. Community Development Department Report ~ Dave Johnson
- 3. 2022 Budget Discussion.
- 4. City Administrator's time.