

## AGENDA

6:30 PM

February 23, 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, February 23, 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, February 23, 2021 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, February 23, 2021. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7<sup>th</sup> Street, Coralville, Iowa on Tuesday, February 23, 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. **FISCAL YEAR 2022 BUDGET ~ PUBLIC HEARING**
  - a) Fiscal Year 2022 Budget Presentation ~ Tony Roetlin
  - b) Consider **resolution** setting a public hearing on the Fiscal Year 2022 Budget.

**Note:** The Fiscal Year 2022 Budget public hearing will be March 9, 2021.

### 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 920 E. 2<sup>nd</sup> Avenue, Suite 145.
- c) Consider **resolution** approving the disposition of property and approving a Lease Agreement with Urbn US Retail, LLC.

**Note:** This is for a 5-year Lease Agreement for Anthropologie with option to extend for three additional 5-year terms for 920 E. 2<sup>nd</sup> Avenue, Suite 145 in the Iowa River Landing District.

- d) Consider **resolution** approving a Proposal with ISG, Inc. to be the local architect and architect of record for the Anthropologie Tenant Buildout.
- e) Consider **resolution** approving a Proposal with David A. Levy & Associates to provide professional design interpretation, assistance, and design review for the Anthropologie Tenant Buildout.

**Note:** These architectural service proposals are for the Anthropologie Tenant Buildout and are required per the Lease Agreement.

### 7. 2500 HOLIDAY COURT ~ PUBLIC HEARING

- a) Community Development Department Report.

- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of 2500 Holiday Court from C-2 to R-PUD 2, Preliminary Plat and the PUD-B Site Plan.
- d) **ORDINANCE NO. 2021-1002** 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 2500 Holiday Court, from C-2, Arterial Commercial District, to R-PUD 2, Residential Planned Unit Development Two District, for **1<sup>st</sup> consideration**.

**Note:** This will rezone property at the corner of Holiday Court and Crosspark Road to Residential Planned Unit Development Two District to allow development of a proposed 4-story multi-family building with site amenities.

#### **8. RIDGEVIEW ADDITION ~ PUBLIC HEARING**

- a) Community Development Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on amending the Land Use Map for property located at Ridgeview Addition Court from Corporate Campus Use to Medium Density Residential Use.
- d) **ORDINANCE NO. 2021-1003** An ordinance amending the Coralville Community Plan to reflect certain property generally known as Ridgeview Addition, Coralville, Iowa to be designated Medium Density Residential Use in place of Corporate Campus Use, for **1<sup>st</sup> consideration**.

**Note:** This will change the land use map for a property located west of Jones Boulevard in between Oakdale Boulevard and Coral Court to Medium Density Residential Use.

#### **9. VOLUNTARY ANNEXATION – MEADE PROPERTY ~ PUBLIC HEARING**

- a) City Attorney 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.

#### **10. AUBURN RIDGE**

- a) Community Development Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Preliminary Plat for Auburn Ridge, Coralville, Iowa.

**Note:** This is for the development of 50 single family lots on approximately 43.34-acres of recently annexed land located east of Auburn Hills East and west of Dubuque Street.

#### **11. SCANLON FARMS SOUTH RIDGE**

- a) **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 **3<sup>rd</sup> consideration**.

- b) Consider **resolution** approving the PUD-A Site Plan for Scanlon Farms South Ridge, Coralville, Iowa.

**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.

## **12. DEVELOPMENT AGREEMENT**

- a) Consider **resolution** approving the Development Agreement with Forevergreen Heights, LLC and Scanlon Family, LLC.

**Note:** This is for the Forevergreen Heights and Scanlon Farms South Ridge subdivisions.

## **13. IOWA RIVER LANDING IMPROVEMENTS PROJECT 2019 – EAST 9<sup>TH</sup> STREET**

- a) Approve Pay Estimate #13 (Final) to **All American Concrete, Inc.** for the Iowa River Landing Improvements Project 2019 – East 9<sup>th</sup> Street: \$0.00.
- b) Consider **resolution** accepting the Iowa River Landing Improvements Project 2019 – East 9<sup>th</sup> Street as completed.

**Note:** This accepts the improvements to E. 9<sup>th</sup> Street between 1<sup>st</sup> Avenue and the Quarry Road Roundabout. The retainage due in 30 days is \$30,228.03.

## **14. I-80/1<sup>ST</sup> AVENUE INTERCHANGE IMPROVEMENTS PROJECT**

- a) Consider **resolution** approving Amendment No. 3 for the Professional Services Agreement with HR Green, Inc. for the Interstate 80/1<sup>st</sup> Avenue Interchange Improvements.

**Note:** This amendment reallocates unused subconsultant funds to HR Green, Inc. for use in transitioning from city held preliminary design contract to the Iowa Department of Transportation held final design contract. This amendment is not to exceed \$0.00.

## **15. BROWN DEER GOLF CLUB MANAGEMENT AGREEMENTS**

- a) Consider **resolution** approving that certain Management Services Agreement with Sean M. McCarty to serve as Golf Professional at the Brown Deer Golf Course.

**Note:** This agreement covers January 1, 2021 through December 31, 2023.

- b) Consider **resolution** approving that certain Management Services Agreement with Brian Wernimont to serve as an Assistant Golf Professional at the Brown Deer Golf Course.

**Note:** This agreement covers January 1, 2021 through December 31, 2023.

- c) Consider **resolution** approving that certain Brown Deer Golf Club Maintenance Coordinator Agreement with Tom Palachek.

**Note:** This agreement covers January 1, 2021 through December 31, 2023.

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

- a) Approve minutes for the February 9, 2021 Coralville City Council Regular Meeting.

- b) Approve **new** Class B Native Wine Permit with Sunday Sales for **Bits & Pieces**: Eff. 2/15. (New Store in Coral Ridge Mall)
- c) Approve Class C Liquor License with Sunday Sales for **Quinton's Bar & Deli**: Eff. 3/15.
- d) Approve Class E Liquor License with Fills and Sells Growlers privilege and Sunday Sales for **Kum & Go #524**: Eff. 3/15.
- e) Approve Class B Liquor License with Sunday Sales for **Drury Inn & Suites – Coralville**: Eff. 3/15.
- f) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Shive-Hattery, Inc.** for:
  - i) Arena Project CA/Design (#1163810-28) \$703.00
  - ii) IRL Parking Lots 2021 (#1205980-1) \$3,953.61
- g) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Yates & Yates Glass Co. Inc.** for door relocation and glass infill for Suite 150 (#021533 IRL): \$2,758.00.
- h) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **David A. Levy & Associates** for Anthropologie Design Interpretation/Assistance and Design Review (#IAACoralFeb): \$21,000.00.
- i) Approve payment to **Trumbull Consulting** for 50% Commission due upon signing for Anthropologie Lease (#0612155): \$29,084.25.
- j) Approve payment to **Anchor Industries, Inc.** for 4 Funbrella Frame Kits and 4 20' Classic Funbrella Tops for the Aquatic Center (1/20/2021): \$7,300.00.
- k) Approve payment to **Innovative Interfaces, Inc.** for the Library's annual Polaris software maintenance fees (#INV-INC27480): \$18,080.18.
- l) Approve quotation and proposal from **Brecke Mechanical Contractors** for a ships ladder to access the grit washer gear motor for repairs and maintenance in the new headworks building: \$15,000.00.
- m) Approve quotation and payment from **Pyramid Services, Inc.** for a new John Deere 4052 tractor for Brown Deer Golf Course: Not to exceed \$36,361.51. (This is state bid pricing.)
- n) Approve an above the pay grade merit increase for City Engineer Dan Holderness.
- o) Approve Bill List for February 23, 2021.

**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. March Planning & Zoning Submittals ~ Dave Johnson
- 2. Fiscal Year 2022 Budget Discussion.
- 3. Human Resource/Risk Report ~ Mike Funke
- 4. City Administrator's time.