

## AGENDA

6:30 PM

March 9, 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, March 9, 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, March 9, 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, March 9, 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, March 9, 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. **Mayor to proclaim March 22-26, 2021 as "March for Meals on Wheels Week."**
5. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
6. **FISCAL YEAR 2022 BUDGET ~ PUBLIC HEARING**
  - a) Public hearing on the Fiscal Year 2022 Budget.

**Note:** Action on the Fiscal Year 2022 Budget will take place March 23, 2021.

### 7. AUDIT REPORT

- a) Auditor from Hogan Hansen to present Fiscal Year 2020 Audit Report.

**Note:** The audit was received and placed on file on March 3, 2021. Copies are available at the Coralville Public Library and City Hall and it can be viewed on the City website [www.coralville.org/news](http://www.coralville.org/news) starting March 10, 2021.

### 8. 2500 HOLIDAY COURT

- a) **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 **2<sup>nd</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.

## 9. RIDGEVIEW ADDITION

- a) **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 **2<sup>nd</sup> consideration**.

**Note:** This will change the land use map for a property located west of Jones Boulevard from Corporate Campus to Medium Density Residential.

## 10. ANTHROPOLOGIE TENANT BUILDOUT

- a) Consider **resolution** resetting the date for receiving bids for the Anthropologie Tenant Buildout.

**Note:** This extends the bid date for the Anthropologie Tenant Buildout to March 12, 2021 at 2:00 PM.

## 11. REAP PURCHASE

- a) Consider **resolution** approving a Purchase Agreement with Colony, Inc. to acquire approximately 45.3 acres for open space in the West Land Use Area.

**Note:** This is for the purchase of 45.3 acres from Colony, Inc. in the West Land Use Area for park land. Funds will be used for this purchase from the Resource Enhancement and Protection (REAP) grant program and from the State Revolving Fund grant program for land to enhance and protect stormwater management. The closing date will be July 5, 2021.

## 12. 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.

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

- a) Approve minutes for the February 23, 2021 Coralville City Council Regular Meeting.
- b) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Coral Ridge Cinema**: Eff. 03/15.
- c) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Otis's Tailgators Sports Bar & Grill**: Eff. 03/29.
- d) Approve Class C Liquor License with Sunday Sales for **Three Samurai**: Eff. 04/01.
- e) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Hy-Vee Market Café**: Eff. 04/09.
- f) Approve Class C Liquor License with Sunday Sales for **Peking Buffet**: Eff. 04/09.

- g) Approve payment to **HR Green, Inc.** for:
  - i) I-80/1st Avenue Interchange Final Design Phase 1 (#141329) \$25,109.65
  - ii) Coral Ridge Avenue Phase II (#141125) \$3,031.60
  - iii) Coral Ridge Avenue Phase II (#141747) \$584.00
  - iv) 1<sup>st</sup> Avenue Reconstruction Project – 2017 (#141126) \$659.50
  - v) 1<sup>st</sup> Avenue Reconstruction Project – 2017 (#141721) \$5,884.75
  - vi) IRL Public Infrastructure Improvements 2<sup>nd</sup> Ave. 2018 (#141118) \$204.50
  - vii) IRL Public Infrastructure Improvements 2<sup>nd</sup> Ave. 2018 (#141741) \$394.42
  - viii) Misc. Engineering – Flood Protection System (#141738) \$107.25
  - ix) Misc. Engineering – Stormwater Design Review & Flood (#141117) \$307.75
- h) Approve payment to **Terracon Consultants, Inc.** for Brownfields Assessment Grant 108 E. 7<sup>th</sup> Street for ACRES (#TE80537): \$4,617.00.
- i) Approve payment to **Veenstra & Kimm, Inc.** for
  - i) 2021 Water System Facility Plan Update (#1) \$1,991.00
  - ii) 2021 Water System Facility Plan Update (#2) \$724.00
  - iii) Fox Valley Sewer Extension (#7) \$3,373.28
  - iv) Fox Valley Sewer Extension (#8) \$3,067.00
  - v) Wastewater Treatment Plant Improvements 2017 – Resident (#32) \$8,499.27
- j) Approve payment to **Shoemaker Haaland** for Iowa River Trail – Rocky Shore Dr. to Clear Creek (#019376.00-10): \$9,225.75.
- k) Approve payment to **Seneca Companies** for WWTP Tank and Line Closure and Closure Report (#1858150): \$12,500.94.
- l) Approve payment to **Water Words That Work** for the Clear Creek Soil Health Campaign professional services through January 2021 (#QC-520): \$1,418.00.
- m) Approve payment to The **Northway Corporation** for:
  - i) Water Well #13 Pumping Equipment replacement (#16176) \$53,784.36
  - ii) Water Well #13 Chemical Treatment (#16177) \$24,770.00
- n) Approve Pay Application #1 Final to **Wagner Construction Services** for IRL 920 E. 2<sup>nd</sup> Avenue, Suite 150 for Demising Wall and Utility Relocation: \$14,290.00.
- o) Approve Pay Estimate #5 to **Peterson Contractors, Inc.** for Iowa River Trail: \$250,793.65.
- p) Accept quotations and payment from **Cahoy Pump Service** for emergency repairs for Marriott Hotel Dewatering Well #3: Not to exceed \$15,000.00. (This includes repairing/replacing pumping equipment, televising the well and cleaning the well.)
- q) Accept quotations and payment from **Carter & Associates** for emergency repairs for Brown Deer #4 Lift Station: Not to exceed \$15,000.00. (This includes replacing the pump check valves.)
- r) Ratify a Construction Agreement and approve Pay Application #1: \$29,497.50; with Wagner Construction Services for tenant improvements for IRL 920 E. 2<sup>nd</sup> Avenue, Suite 150: The Construction Agreement is not to exceed \$48,530.00.
- s) Approve Bill List for Mach 9, 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. Discussion of existing and proposed transit fare scenarios. ~ Vicky Robrock
2. TIF Report ~ Tim Oswald of Piper Jaffray
3. Fiscal Year 2022 Budget Discussion.
4. City Administrator's time.