

## AGENDA

6:30 PM

March 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, March 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, March 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, March 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, March 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**
  - a) Consider **resolution** approving the Fiscal Year 2022 Budget.

**Note:** The budget can be viewed on the City website [www.coralville.org](http://www.coralville.org), in the latest *Connection*, on CoralVision and copies are available at the Coralville Public Library and City Hall.

### 6. EAGLE BEND AT CLEAR CREEK PART ONE ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan and Final Plat for Eagle Bend at Clear Creek Part One.
- d) Consider **resolution** approving the Final Plat for Eagle Bend at Clear Creek Part One, Coralville, Iowa.
- e) Consider **resolution** approving the PUD B Site Plan for Eagle Bend at Clear Creek Part One, Coralville, Iowa.

**Note:** This is for a 27-acre, 23 lots, single-family residential development north of Kennedy Parkway and across from Ava Circle.

### 7. TOWN CENTER ONE, LOT 1 ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of Town Center One, Lot 1 from C-2 and C-3 to C-PUD 2, Preliminary Plat, Final Plat and the PUD-B Site Plan.
- d) **ORDINANCE NO. 2021-1004** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 2020-1009, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa

and generally known as Town Center One, Lot 1, from C-2, Arterial Commercial District, and C-3, General Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, for **1<sup>st</sup> consideration**.

**Note:** This will rezone a 1.21-acre parcel to C-PUD 2, Commercial Planned Unit Development Two District for a proposed 1 first floor commercial unit and 80 dwelling units mixed-use building on the east side of 10<sup>th</sup> Avenue 250 feet north of 2<sup>nd</sup> Street.

#### **8. LOT 1, REDHAWK SUBDIVISION, PART TWO ~ PUBLIC HEARING**

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of Lot 1, Redhawk Subdivision, Part Two from C-2 to R-PUD 2, and the PUD-B Site Plan.
- d) **ORDINANCE NO. 2021-1005** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 2020-1009, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa and generally known as Lot 1, Redhawk Subdivision, Part Two, from C-PUD-1, Commercial Planned Unit Development One District, to C-PUD 2, Commercial Planned Unit Development Two District, for **1<sup>st</sup> consideration**.

**Note:** This will rezone a 0.60-acre parcel to C-PUD 2, Commercial Planned Unit Development Two District for a proposed 2,311 square foot drive-through restaurant.

#### **9. LOT 2, REDHAWK SUBDIVISION, PART TWO ~ PUBLIC HEARING**

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of Lot 2, Redhawk Subdivision, Part Two from C-2 to R-PUD 2, and the PUD-B Site Plan.
- d) **ORDINANCE NO. 2021-1006** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 2020-1009, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa and generally known as Lot 2, Redhawk Subdivision, Part Two, from C-PUD-1, Commercial Planned Unit Development One District, to C-PUD 2, Commercial Planned Unit Development Two District, for **1<sup>st</sup> consideration**.

**Note:** This will rezone a 0.65-acre parcel to C-PUD 2, Commercial Planned Unit Development Two District for a proposed 4,418 square foot retail building.

#### **10. LOT 14, CORAL CROSSING EIGHTH ADDITION ~ PUBLIC HEARING**

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Lot 14, Coral Crossing Eighth Addition.
- d) Consider **resolution** approving the PUD B Site Plan for Lot 14, Coral Crossing Eighth Addition, Coralville, Iowa.

**Note:** This is for a 2.93-acre residential development with 4 four-plexes, 1 two-plex and 1 three-plex for a total of 21 dwelling units.

#### **11. LOT 62, BRIDGEWATER PART FOUR ~ PUBLIC HEARING**

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Lot 62, Bridgewater Part Four.

- d) Consider **resolution** approving the PUD B Site Plan for Lot 62, Bridgewater Part Four, Coralville, Iowa.

**Note:** This is for a 5.21-acre residential development with 4 four-plexes, 5 two-plexes and 1 three-plex for a total of 29 dwelling units.

## 12. LOT 1, CORALVILLE INDUSTRIAL PARK NO. 2, SIXTH ADDITION ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Lot 1, Coralville Industrial Park No. 2, Sixth Addition.
- d) Consider **resolution** approving the PUD B Site Plan for Lot 1, Coralville Industrial Park No. 2, Sixth Addition, Coralville, Iowa.

**Note:** This is for a 1.6-acre development with a proposed 22,152 square foot office and warehouse building at 1960 James Street.

## 13. FIREWORKS SALES ORDINANCE ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the amendment to Chapter 165 of the Code of Ordinances of the City of Coralville regarding the sale of consumer fireworks.
- d) **ORDINANCE NO. 2021-1007** An ordinance amending Chapter 165 of the Code of Ordinances of the City of Coralville regarding the sale of consumer fireworks, for **1<sup>st</sup> consideration**.

**Note:** This ordinance will limit the sale of consumer fireworks to the I-2, Light Industrial District and I-3, General Industrial Districts. This will not affect the ability for brick-and-mortar retailers to sell novelty fireworks as is currently done.

## 14. 2500 HOLIDAY COURT

- a) **ORDINANCE NO. 2021-1002** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 2020-1009, 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 **3<sup>rd</sup> and final consideration**.
- b) Consider **resolution** approving the Preliminary Plat for 2500 Holiday Court, Coralville, Iowa.
- c) Consider **resolution** approving the PUD-B Site Plan for 2500 Holiday Court, Coralville, Iowa.

**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.

## 15. CORAL NORTH APARTMENTS

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Final Plat for Coral North Apartments, Coralville, Iowa.

**Note:** This is the Final Plat for a 2.74-acre development at the corner of Holiday Court and Crosspark Road with a proposed 4-story, 58,721 square foot multi-family building.

- d) Public hearing on vacation of roadway easement.
- e) Consider **resolution** approving the vacation of that certain roadway easement on Lot 1, Coral North Apartments, Coralville, Iowa.

**Note:** This will vacate a 1922 Roadway easement to facilitate development of this proposed 4-story, 58,721 square foot multi-family building development.

## 16. 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 **3<sup>rd</sup> and final consideration**.

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

## 17. BONDS

- a) Consider **resolution** to fix a date for a public hearing on General Obligation essential corporate purpose refunding loan agreements in a principal amount not to exceed \$20,000,000.

**Note:** This is will refinance prior bond issues for interest rate savings. The repayment source is the City's debt service property tax levy, 12 Avenue TIF revenues and Mall & Highway 6 TIF revenues. The public hearing will be April 13, 2021.

## 18. ANTHROPOLOGIE TENANT BUILDOUT

- a) Bid report.
- b) Consider **resolution** accepting bids and awarding the Construction Contract for the Anthropologie Tenant Buildout.
- c) Consider **resolution** approving the Contract and bond documents for the Anthropologie Tenant Buildout.

**Note:** This is for tenant improvement work to be completed in a previously unoccupied space at 920 E. 2<sup>nd</sup> Avenue, Suite 145.

## 19. DOVETAIL RECREATION AREA/AGUDAS ACHIM PARKING LOT RENOVATION PROJECT

- a) Bid report.
- b) Consider **resolution** accepting bids and awarding the Construction Contract for the Dovetail Recreation Area/Agudas Achim Shared Parking Lot Renovation Project.
- c) Consider **resolution** approving the Contract and bond documents for the Dovetail Recreation Area/Agudas Achim Shared Parking Lot Renovation Project.

**Note:** This is a shared cost with Agudas Achim per a previously approved Agreement.

## 20. CONSOLIDATED TRANSIT FUNDING APPLICATION

- a) Consider **resolution** setting a public hearing on the City of Coralville Fiscal Year 2022 Iowa Department of Transportation Consolidated Transit Funding Application.

**Note:** The public hearing will be April 27, 2021.

## **21. DEER CREEK ROAD REPAIR 2021**

- a) Consider **resolution** setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Deer Creek Road Repair 2021.

**Note:** The public hearing for repairs to Deer Creek Road will be April 13, 2021.

## **22. PROPERTY/LIABILITY/AUTO INSURANCE RENEWAL**

- a) Consider **resolution** approving Iowa Communities Assurance Pool (ICAP) as the City's insurance carrier.
- b) Consider **resolution** appointing Michael A. Funke and Kelly J. Hayworth as the individuals to represent the City with the Iowa Communities Assurance Pool.

**Note:** This is a renewal of the City's Property/Liability/Auto Insurance.

- c) Consider **resolution** approving Travelers as the City's cyber liability insurance carrier.

**Note:** This is for \$1,000,000.00 of cyber liability coverage.

## **23. GREEN ROOF AND CISTERN PROJECT**

- a) Consider **resolution** accepting the Green Roof and Cistern part of the Arena Project as completed.

**Note:** This will accept the projects as complete and accept responsibility for maintenance and approve payment to ArenaCo for "acting" as the City agent.

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

- a) Approve minutes for the March 9, 2021 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Sunday Sales with Outdoor Service and Sunday Sales for **Brown Deer Golf Course**: Eff. 04/12.
- c) Approve Class E Liquor License with Native Wine Permit and Sunday Sales for **Casey's General Store #2918**: Eff. 04/15.
- d) Approve payment to **L.L. Pelling, Co.** for Forevergreen Road and Jasper Avenue street repairs (#24464): \$11,696.00.
- e) Approve payment to **Stevens Erosion Control** for Coral Ridge Avenue Phase 2 native seeding (#9762): \$10,300.00.
- f) Approve payment to **Impact7G** for Clear Creek Mitigation Bank (#20030): \$12,360.00.
- g) Approve payment to **EBSCO Information Services** for Library Materials (#1000149546-1): \$16,235.00.
- h) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Shive-Hattery, Inc.** for Arena Project CA/Design (#1163810-29): \$228.50.
- i) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Pappageorge Haymes Partners** for IRL Master Planning LOD's & Cad Services January 2021 (#135037): \$4,740.63.
- j) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **I & S Group (ISG), Inc.** for Anthropologie Tenant Buildout (#70961): \$10,875.00.
- k) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Wagner Construction Services** for:
  - i) 920 East 2<sup>nd</sup> Avenue #150 (#1): \$29,497.50.

- ii) 920 East 2<sup>nd</sup> Avenue #150 Demising Wall and Utility Relocation (#1): \$14,290.00.
- l) Approve the plans, specifications, estimate of cost and form of contract for Option 1: A truck the same size as the current truck; Option 2: A smaller truck than the current truck; and Option 3: A complete refurbish of the current truck for the Fire Department. (The release date for bids is March 25, 2021 with bids due back on May 3, 2021.)
- m) Approve Bill List for March 23, 2021.

**25. City Administrator's report.**

**26. Mayor's report.**

**27. City Attorney's report.**

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

**29. Motion to adjourn.**

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

1. April Planning & Zoning Submittals ~ Dave Johnson
2. Police Department Report ~ Shane Kron
3. City Administrator's time.