

AGENDA

6:30 PM

April 13, 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, April 13, 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, April 13, 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, April 13, 2021. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7th Street, Coralville, Iowa on Tuesday, April 13, 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 April 10-16, 2021 the "Week of the Young Child;" April 22, 2021 as "Earth Day;" April 30, 2021 as "Arbor Day," April 23-29, 2021 as Housing Trust Fund Week" and April 2021 as "Fair Housing Month."**
5. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
6. **Bridgewater Subdivision Discussion.**
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.

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. BONDS ~ PUBLIC HEARING

- a) Public hearing on General Obligation Essential Corporate Purpose Refunding Loan Agreements in a principal amount not to exceed \$20,000,000.
- b) Consider **resolution** taking additional action to enter into Loan Agreements and providing for the sale of bonds, approving Purchase Agreements, Official Statements and other related documents, and authorizing the call of outstanding bonds.

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.

9. DEER CREEK ROAD REPAIR 2021 ~ PUBLIC HEARING

- a) Public hearing on the plans, specifications, estimate of cost and form of contract for the Deer Creek Road Repair 2021.

- b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract; ordering bids, setting a date for the receiving of bids; and directing posting of the bid letting; all for the Deer Creek Road Repair 2021.

Note: The bids for repairs to Deer Creek Road are due April 20, 2021.

10. AMENDMENTS TO URBAN RENEWAL AREAS ~ PUBLIC HEARING

- a) Consultation Report.
- b) Public hearing on the proposed Amended and Restated Urban Renewal Plan for the 12th Avenue Urban Renewal Area (Amendment No. 10).
- c) Consider **resolution** approving Amendment No. 10 to the 12th Avenue Urban Renewal Plan and the 12th Avenue Urban Renewal Area.

Note: This amendment will add 2 projects to the 12th Avenue Urban Renewal Plan.

11. TOWN CENTER ONE, LOT 1

- a) **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 **2nd consideration**.
- b) **Motion** to collapse the second and third reading for Ordinance No. 2021-1004.
- c) **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 **3rd and final consideration**.
- d) Consider **resolution** approving the Preliminary Plat for Lot 1, Town Center One, Coralville, Iowa.
- e) Consider **resolution** approving the Final Plat for Lot 1, Town Center One, Coralville, Iowa.
- f) Consider **resolution** approving the PUD-B Site Plan for Lot 1, Town Center One, Coralville, Iowa.

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 10th Avenue 250 feet north of 2nd Street. Click on following link for complete plans [Ordinance 2021-1004 Town Center One Lot 1 Rezoning](#) .

- g) Consider **resolution** approving a Development Agreement with BBCO, LLC for Lot 1, Town Center One, Coralville, Iowa.

Note: This agreement is for the development of a city-owned 1.13-acre lot by BBCO, LLC. The developer will buy the lot for \$500,000.00 and construct a mixed-use project and the City will grant a 75% tax abatement for years 1-10 and a 75% incremental tax rebate for years 11-20.

12. LOT 1, REDHAWK SUBDIVISION, PART TWO

- a) **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 **2nd consideration**.

- b) **Motion** to collapse the second and third reading for Ordinance No. 2021-1005.
- c) **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 **3rd and final consideration**.
- d) Consider **resolution** approving the PUD-B Site Plan for Lot 1, Redhawk Subdivision, Part Two, Coralville, Iowa.

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. Click on following link for complete plans [Ordinance 2021-1005 Redhawk Subdivision Part Two Lot 1 Rezoning](#) .

13. LOT 2, REDHAWK SUBDIVISION, PART TWO

- a) **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 **2nd consideration**.
- b) **Motion** to collapse the second and third reading for Ordinance No. 2021-1006.
- c) **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 **3rd and final consideration**.
- d) Consider **resolution** approving the PUD-B Site Plan for Lot 1, Redhawk Subdivision, Part Two, Coralville, Iowa.

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. Click on following link for complete plans [Ordinance 2021-1006 Redhawk Subdivision Part Two Lot 2 Rezoning](#) .

14. FIREWORKS SALES ORDINANCE

- a) **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 **2nd 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.

15. BRIDGEWATER SUBDIVISION AIR SHAFT ACCESS

- a) Consider **resolution** approving an Agreement with Venture One, LLC and River Products Company regarding access easements in the Bridgewater Subdivision.

Note: This sets an access route for River Products Company to air shafts located on the Bridgewater Subdivision outlots.

16. AUDIT SERVICES FY 2021-2025

- a) Proposal report.
- b) Consider **resolution** accepting proposals and approving an Engagement Letter and Agreement with BerganKDV, LLC for auditing services for Fiscal Years 2021-2025.

Note: This is for audit services for the five fiscal years ending June 30, 2021 through 2025.

17. 5TH AVENUE STORM SEWER IMPROVEMENTS

- a) Consider **resolution** approving an Engineering Services Agreement with EOR for 5th Avenue Storm Sewer Improvements.

Note: This is for topographic survey, hydraulic modeling, storm sewer design, easement plats and plan production for the 5th Avenue Storm Sewer improvements. This agreement is not to exceed \$59,505.00.

18. IRL NON-CAM (TIF) AREA TURF & HORTICULTURE CONTRACT EXTENSION

- a) Consider **resolution** approving a one-year extension of the IRL Non-CAM Area Turf & Horticulture Contract with Quality Care.

Note: This is a one-year extension of the IRL Non-CAM Area Turf & Horticulture Contract with Quality Care until December 2021. This will add the future riverfront park, medians and roundabout on E. 9th Street, roundabout on E. 7th Street and E. 2nd Avenue and retention basin east of 611 1st Avenue as new work areas. This is not to exceed \$83,463.00.

19. CORALVILLE MARRIOTT HOTEL & CONFERENCE CENTER

- a) Consider **resolution** approving an Agreement with CHMWarnick to assist the City in negotiating Operations Agreement for the Coralville Hotel & Conference Center.

Note: CHMWarnick will assist the City with negotiation of all of the terms of a new Operator's Agreement for the Coralville Hotel & Conference Center. This is not to exceed \$10,000.00 per month and a \$75,000.00 upon approval of all necessary agreements for continued operation of the Coralville Hotel & Conference Center.

20. TOBACCO CIVIL PENALTIES

- a) Consider **resolution** accepting payment of \$1,500.00 Civil Penalty, 30-day suspension of Retail Cigarette Permit and Acknowledgement/Settlement Agreement from Walmart Stores, Inc.

Note: This civil penalty is for Walmart #2827 selling cigarettes to minors for the third time in a three-year period.

21. TRANSIT FARES AND PASSES

- a) Consider **resolution** setting a public hearing on proposed Transit fares and passes.

Note: The following are under consideration: \$1.00 Adult Cash Fare; No Fare for children under 5-years old; \$0.50 Youth Fare (Ages 5-18); No Fare for Senior (65+) and Disabled Card Holders; No Fare for ADA Paratransit Card Holder; No Fare required with Medicare Card; \$2.00 24-Hour Pass; \$1.00 Single-Ride Ticket; \$8.50 10-Ride Pass; Discontinue 20-Ride Pass; \$32.00 31-Day Adult Pass; \$16.00 31-Day Youth (Ages 5-18) Pass. The public hearing will be May 25, 2021.

22. CITIZEN'S COMMUNITY POLICING ADVISORY BOARD APPOINTMENTS

- a) Motion to concur with the recommendations of Mayor John A. Lundell for the following appointments:

Citizen's Community Policing Advisory Board:

Appoint Kathy Hotsenpiller	1997 Highview Road, Coralville
Appoint Dennis Leytem	510 8 th Avenue, Coralville
Appoint Juan (Diego) Rivera	1323 Ozark Ridge, Coralville
Appoint Delores Slade	733 13 th Avenue, Coralville
Appoint Cynthia Ukah	201 E. 9 th Street, Coralville (NAACP Representative)
Appoint Guillermo Morales	839 Spencer Drive, Iowa City (LULAC Representative)
Appoint Steve Dolezal	1508 Brown Deer Road, Coralville (Law Enforcement Representative)

Note: These are for the new Citizen's Community Policing Advisory Board.

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

- a) Approve minutes for the March 23, 2021 Coralville City Council Regular Meeting.
- b) Approve **new** 8-Month Class B Beer Permit with Outdoor Service and Sunday Sales for **Coralville Creekside Ballpark**: Eff. 04/01.
- c) Approve Class C Beer Permit with Sunday Sales for **La Lupita**: Eff. 04/21.
- d) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **La Vecina**: Eff. 04/22.
- e) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Vesta**: Eff. 05/01.
- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Konomi, Inc.**: Eff. 05/01.
- g) Approve Class E Liquor License with Class B Wine Permit (Carryout Wine), Class C Beer Permit (Carryout Beer) and Sunday Sales for **Costco Wholesale #1111**: Eff. 05/01.
- h) Approve Class C Liquor License with Brew Pub, High Proof Brew Pub, Outdoor Service and Sunday Sales for **Backpocket Brewing, LLC**: Eff. 05/05.
- i) Approve **new** Class C Liquor License with Brew Pub, Catering Privilege, Outdoor Service and Sunday Sales for **Fuzzy's Taco Shop – Coralville**: Eff. 05/05.
- j) Approve payment for Brown Deer Golf Course FF&E Invoice to **Webstaurant** for one stainless steel solid half door reach-in refrigerator to replace the failed unit (#BD04282020): \$3,169.00.
- k) Approve payment to **Terracon Consultants, Inc.** for Brownfields Assessment Grant for work with Brownfields Coordinator on EPA ACRES submittal and community engagement (#TE91412): \$3,834.60.
- l) Approve payment to **Dano Enterprises, Inc.** for Solid Waste Department supplies (#00028490): \$33,200.00.
- m) Approve payment to **HR Green, Inc.** for:
 - i) IRL Public Infrastructure Improvements 2nd Ave. 2018 (#141418) \$896.16
 - ii) Coral Ridge Avenue Phase II (#142421) \$648.00
- n) Approve Change Order #15 to **Miron Construction, Inc.** for the Wastewater Treatment Plant Improvements 2017 Project: +\$29,502.61.
- o) Approve quote and contract with **Quality Care** for the establishment of turf at the riverfront park area by August 2021: Not to exceed \$19,359.00.
- p) Approve the July 2020, August 2020 and September 2020 Treasurer's Reports.
- q) Approve attendance of Drew Montz to LEIN School in Johnston, IA from April 5-16, 2021: \$1,408.00.

r) Approve Bill List for April 13, 2021.

24. City Administrator's report.

25. Mayor's report.

26. City Attorney's report.

27. Committee and Councilmember's report.

28. Motion to adjourn.

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

1. Discussion of TNR Ordinance.
2. City Administrator's time.