

AGENDA

6:30 PM

June 22, 2021

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, June 22, 2021 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, June 22, 2021 at 6:30 PM and rebroadcast on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

Anyone is welcome to attend the Council Meeting and participate in any of the public hearings or speak during citizen comments or 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, June 22, 2021. Coralville City Council Meetings are open to all individuals regardless of language spoken or disability. Any person requiring a reasonable accommodation to participate should contact the City Clerk's office at 319-248-1700 or tjohnson@coralville.org at least two business days prior to the meeting.

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. **LOT 8, 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 8, Coral Crossing Eighth Addition.
 - d) Consider **resolution** approving the PUD B Site Plan for Lot 8, Coral Crossing Eighth Addition, Coralville, Iowa.

Note: This is for a 2.63-acre residential development consisting of one 36-unit residential building.

6. **LOT 9, 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 9, Coral Crossing Eighth Addition.
 - d) Consider **resolution** approving the PUD B Site Plan for Lot 9, Coral Crossing Eighth Addition, Coralville, Iowa.

Note: This is for a 1.53-acre residential development consisting of one 36-unit residential building.

7. **LOT 2, IOWA RIVER LANDING PARKVIEW ~ 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 Lot 2, Iowa River Landing Parkview.
 - d) Consider **resolution** approving the PUD B Site Plan for Lot 2, Iowa River Landing Parkview, Coralville, Iowa.
 - e) Consider **resolution** approving the Final Plat for Lot 2, Iowa River Landing Parkview, Coralville, Iowa.

Note: This is for a 1.4-acre, 68 unit, 5-story residential development between Von Maur and Quarry Lane.

8. PART OF LOT 7, FOLSOM'S SUBDIVISION ~ PUBLIC HEARING

- a) Community Development Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on amending the Land Use Map for Part of Lot 7, Folsom's Subdivision from Corridor Commercial Use to Mixed Use.
- d) **ORDINANCE NO. 2021-1010** An ordinance amending the Coralville Community Plan to reflect certain property generally known as Part of Lot 7, Folsom's Subdivision, Coralville, Iowa to be designated Mixed Use in place of Corridor Commercial Use, for **1st consideration**.

Note: This will change the land use map for a property located in the SW Quadrant of 2nd Street & 1st Avenue from Corridor Commercial to Mixed Use.

9. 711, 713 AND 715 5TH AVENUE

- a) Consider **resolution** approving of the disposal of an interest in real property generally referred to a 711, 713 and 715 5th Avenue, Coralville, Iowa

Note: This is for the sale of three lots to a developer who will renovate the existing homes to sell for no more than \$180,000.00 with a 30-year deed restriction to ensure the homes are owner-occupied.

10. BONDS

- a) Consider **resolution** authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of General Obligation Refunding Bonds, Series 2021C, and providing for the levy of taxes to pay the same.

Note: These provide for the refinancing of portions of the Series 2015A, 2015B, 2014H and 2014F bond issues. The repayment of the refunding bonds will be from the same revenue sources as the original bonds – the debt service property tax levy and Mall & Highway 6 TIF revenues. These refinancing's produce interest rate savings for the city.

- b) Consider **resolution** authorizing and approving a Sewer Revenue Loan and Disbursement Agreement and providing for the sale and issuance of Sewer Revenue Bonds, Series 2021E.

Note: This is an amendment to the Wastewater Treatment Plant loan through the State Revolving Fund. It will effectively lower the interest rate on the Wastewater Treatment Plant loan to allow for additional storm water quality projects to be funded without additional cost to the City.

11. HEARTLAND DRIVE HMA OVERLAY 2021

- a) Consider **resolution** setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Heartland Drive HMA Overlay 2021.

Note: This is for a 3 Inch HMA overlay and full-depth PCC pavement removal and replacement from Heartland Drive from the Ewalt Pond parking lot to Jones Boulevard. The public hearing will be July 13, 2021.

12. DEER CREEK ROAD REPAIR 2021

- a) Approve Pay Estimate #1 (Final) to **LL Pelling Co., Inc.** for the Deer Creek Road Repair 2021: \$132,586.28.
- b) Consider **resolution** accepting the Deer Creek Road Repair 2021 as completed.

Note: This accepts the repairs to Deer Creek Road as completed. The retainage due in 30 days is \$6,978.23.

13. IOWA RIVER LANDING PARKING LOT 2021

- a) Approve Change Order #2: +\$3,000.00; and Pay Estimate #2 (Final): \$226,596.80; to **Bockenstedt Excavating, Inc.** for the Iowa River Landing Parking Lot 2021.
- b) Consider **resolution** accepting the Iowa River Landing Parking Lot 2021 as completed.

Note: This accepts the construction of a 141-Stall parking lot for use by the Staybridge Suites and top floor condominiums in the Iowa River Landing. The retainage due in 30 days is \$15,424.25.

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

- a) Approve minutes for the June 8, 2021 Coralville City Council Regular Meeting.
- b) Approve Retail Cigarette/Tobacco/Nicotine/Vapor Permit Applications for Fiscal Year 2021. (See Memo)
- c) Approve **new** Special Class C Liquor License for **Coffee Emporium LLC (Gro HR Consulting)**: Eff. 5/1.
- d) Approve **new** Class E Liquor License with Class B Wine Permit, Class C Beer Permit and Sunday Sales for **Hy-Vee #2 Gas**: Eff. 06/23. (Changing from Class B Permit so can sell liquor.)
- e) Approve **new** Class E Liquor License with Class B Wine Permit, Class C Beer Permit and Sunday Sales for **Hawks Liquor & Tobacco**: Eff. 7/1.
- f) Approve Special Class C Liquor License with Sunday Sales for the **Coralville Center for the Performing Arts**: Eff. 07/11.
- g) Approve Class C Beer Permit with Native Wine Permit and Sunday Sales for **Home2 Suites by Hilton**: Eff. 7/11.
- h) Approve Class B Liquor License with Carryout Wine and Sunday Sales for **Residence Inn**: Eff. 07/15.
- i) Approve Class C Liquor License with Brew Pub, High Proof Brew Pub and Sunday Sales for **Guild**: Eff. 7/17.
- j) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **30hop**: Eff. 07/18.
- k) Approve payment to **Iowa City UNESCO City of Literature** for FY 2020-2021 Partnership Dues (\$10,000.00) and Paul Engle Prize Partnership (\$15,000.00) (4/23/2021): \$25,000.00.
- l) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Pappageorge Haymes Partners** for IRL Master Planning LOD's & Cad Services April 2021 (#135204): \$4,993.76.
- m) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Wagner Construction Services** for:
 - i) 920 E. 2nd Avenue #15 Carpentry Finishes (Final) \$2,426.50
 - ii) Anthropologie Landlord Improvements (#3) 192,755.00
- n) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **I & S Group (ISG), Inc.** for Anthropologie Tenant Buildout (#72794): \$1,207.50.
- o) Approve payment to **Iowa Interstate Railroad LLC** for installation of new motion detection equipment that interconnect with traffic signals at WestCor (#725116): \$29,084.46.
- p) Approve payment to **Mellen & Associates, Inc.** for the 1st Avenue Gate Well start-up service (#25445): \$1,200.00.

- ii) Brownfields Assessment Grant Tasks (#TF23619) \$1,759.75
- q) Approve payment to **AlphaGraphics of North Liberty** for IRL Parking Lot 2021 signage (#45864): \$672.79.
- r) Approve payment to **Lexipol LLC** for annual law enforcement manual and bulletins (#INVLEX2303): \$12,655.00.
- s) Approve payment to **Creative Software Services, Inc.** for 7 Dell Latitude 9410 2-in-1 XCTOs and 11 Optiplex 3080 SFF XCTOs for the Library (#TT_3364): \$19,925.72.
- t) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel and Conference Center FF&E Invoice to replace existing copper heat exchanger in the RBI water heater (#77864) \$6,800.00.
- u) Approve payment to **Smith Landscape & Design Co.** for Spring 2021 Trees for Hownowners (#16417): \$17,650.00.
- v) Approve Pay Estimate #8 to **Peterson Contractors, Inc.** for the Iowa River Trail: \$92,382.21.
- w) Approve Pay Estimate #10 to **Portzen Construction Inc.** for Iowa River Landing Improvements 2020 – E. 2nd Avenue: \$136,416.08.
- x) Accept quotes and approve contract from **Hardscapes Solutions of Iowa, Inc.** for the Creekside Flow Trail Observation Plaza: not to exceed \$41,311.33.
- y) Approve attendance of Juan Coleman to the Advanced Officer Course – SPI in Louisville, KY from 8/14-11/12/2021: \$8,766.00.
- z) Approve Bill List for June 22, 2021.

15. City Administrator's report.

16. Mayor's report.

17. City Attorney's report.

18. Committee and Councilmember's report.

19. Motion to adjourn.

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

1. July Planning & Zoning Submittals ~ Dave Johnson
2. Streets & Solid Waste Department Report ~ Eric Fisher
3. City Administrator's time.