

AGENDA

6:30 PM

July 13, 2021

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, July 13, 2021 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, July 13, 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, July 13, 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. **Mayor to proclaim July 2021 as "Park and Recreation Month."**
5. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
6. **HEARTLAND DRIVE PAVEMENT REPAIR 2021 ~ PUBLIC HEARING**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the Heartland Drive Pavement 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 Heartland Drive Pavement Repair 2021.

Note: This is for a 3 Inch HMA overlay and full-depth PCC pavement removal and replacement from Heartland Drive.

7. PART OF LOT 7, FOLSOM'S SUBDIVISION

- a) **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 **2nd 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.

8. CONSTRUCTION SERVICES AGREEMENT

- a) Consider **resolution** approving a Construction Services Agreement with Wagner Construction Services.

Note: This agreement is to build out the Celio space in the Iowa River Landing and is not to exceed \$41,920.00.

9. JAMES STREET RAILROAD CROSSING

- a) Consider **resolution** approving a Proposal with Shoemaker-Haaland Professional Engineers for the James Street Railroad Crossing Study.

Note: This is to study the feasibility of constructing a new railroad crossing on James Street at the south leg of existing Highway 6 and Lowes signalized intersection. This agreement is not to exceed \$19,500.00.

10. CRANDIC FLOOD PROTECTION PROJECT MUSSEL MONITORING

- a) Consider **resolution** approving a Consulting Services Agreement with EcoAnalysts, Inc. for the final mussel monitoring report required for the CRANDIC Flood Protection Project.

Note: This is agreement provides for the final mussel monitoring event and report to satisfy the City's US Army Corps of Engineers Permit requirement for this flood protection project and is not to exceed \$27,708.50.

11. BONDS

- a) Consider **resolution** fixing a date of meeting at which it is proposed to take action for entering into one or more amendments to a Lease Purchase Agreement thereto in connection with the Brown Deer Golf Course.

Note: This is to refinance the 2016B1 and 2016 B2 COPS for the Brown Deer Golf Course in order to pursue interest rate savings.

- b) Consider **resolution** making a determination to issue Annual Appropriation Tax Increment Revenue Refunding Bonds, setting parameters for the sale, approving Purchase Agreements, Official Statements and other related documents, and authorizing the call of outstanding bonds.

Note: This is to refinance the 2011F COPs issue for the Coralville Center for the Performing Arts in order to pursue interest rate savings.

12. OPTION AGREEMENTS

- a) Consider **resolution** approving an Option Agreement with IRL Parkview Investments, LLC.

Note: This option is for IRL Parkview Investments, LLC to purchase property for their development from the City for the sum of \$12.50 per square foot pursuant to a prior purchase agreement. This is necessary to qualify for a Workforce Housing Tax Credit.

- b) Consider **resolution** approving an Option Agreement with 6 & 6th Developers, LLC.

Note: This option is for 6 & 6th Developers to purchase the "driveway" that comes from Highway 6 to the back of the 808 on 5th property for their development on the northwest corner of 6th Avenue and Highway 6. This is necessary to qualify for a Workforce Housing Tax Credit.

13. WORKFORCE HOUSING TAX CREDITS

- a) Consider **resolution** of support of the Application of Coralville Housing Group II, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This grant is for the Coral North Apartments at 2500 Holiday Court with the City pledging in-kind support of \$1,000.00 per residential unit for 49 units.

- b) Consider **resolution** of support of the Application of BBCO, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This grant is for the Town Center One on 10th Avenue just north of West Bank with the City pledging in-kind support of \$1,000.00 per residential unit for 80 units.

- c) Consider **resolution** of support of the Application of IRL Parkview Investments, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This grant is for the IRL Parkview II in the Iowa River Landing with the City pledging in-kind support of \$1,000.00 per residential unit for 68 units.

- d) Consider **resolution** of support of the Application of 6 & 6th Developers, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This grant is for the 6 & 6th Phase I on northwest corner of 6th Avenue and Highway 6 with the City pledging in-kind support of \$1,000.00 per residential unit for 100 units.

- e) Consider **resolution** of support of the Application of Rael Development Corporation/RDC Fund XIII Investments, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This grant is for the housing project located south of U.S. Highway 6; west of 1st Avenue and east of Clear Creek in Coralville with the City pledging in-kind support of \$1,000.00 per residential unit for 300 units.

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

- a) Approve minutes for the June 22, 2021 Coralville City Council Regular Meeting.
- b) Approve Retail Cigarette/Tobacco/Nicotine/Vapor Permit Applications for Fiscal Year 2021. (See Memo)
- c) Approve **new** Class C Liquor License with Sunday Sales, Outdoor Service and Catering for **Foundry Food + Tap**: Eff. 08/01.
- d) Approve **new** Class E Liquor License with Class B Wine Permit, Class C Beer Permit and Sunday Sales for **Hy-Vee Gas #1**: Eff. 07/01.
- e) Approve Class B Liquor License with Catering Privilege and Sunday Sales for **Coralville Marriott Hotel & Conference Center**: Eff. 07/24.
- f) Approve Class C Liquor License with Sunday Sales for **Red Lobster #6258**: Eff. 07/28.
- g) Approve Class C Beer Permit with Sunday Sales for **Deli Mart #4**: Eff. 08/01.
- h) Approve Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **Tribute**: Eff. 08/01.
- i) Approve Class C Liquor License with Sunday Sales for **Applebee's Neighborhood Grill & Bar**: Eff. 08/03.
- j) Approve Class E Liquor License with Class B Native Wine Permit and Sunday Sales for **Bootleggin Barzinis**: Eff. 08/03.
- k) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Exotic India**: Eff. 08/05.
- l) Approve Class C Liquor License with Sunday Sales for **Aramark**: Eff. 08/06. (This is for the Xtream Arena.)

- m) Approve payment to **Cahoy Pump Service, Inc.** for wastewater pump repairs (#25708): \$20,325.00.
- n) Approve payment to **Impact7G** for the for Clear Creek Mitigation Bank (#19984): \$1,247.75.
- o) Approve payment to **Terry-Durin Company** for LED Street Lights for 1st Avenue (#80350-00): \$12,735.00.
- p) Approve payment to **D & K Products** for Brown Deer Golf Course supplies:
 - i) Invoice #0518772-IN \$20,096.00
 - ii) Invoice #0518773-IN \$21,135.00
- q) Approve payment to **Yamaha Motor Finance Corp., U.S.A.** for 60 Golf Cars and 1 YU2AS BEVDLX 7 1 YU2AS Golf Car (#744431): \$48,671.00.
- r) Approve payment to **Streb Construction Co., Inc.** for 9th Street and 19th Avenue Patch (#201901457): \$40,285.50.
- s) Approve payment to the **Johnson County Historical Society** for:
 - i) Town Hall Management Fee (#64) \$5,000.00
 - ii) Museum & Schoolhouse Appropriation (63) \$17,500.00
- t) Approve payment to **EDC, Inc.** for Vitality 2024 Capital Campaign (#11816): \$20,000.00.
- u) Approve payment to **Shoemaker & Haaland Professional Engineers** for the Iowa River Trail (#019376.00-12): \$1,940.00.
- v) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Well #10 Re-casing (#3) \$1,676.14
 - ii) Well #15 Preliminary Siting (#9) \$543.00
 - iii) WWTP Biosolids Transfer Pump Replacement (#1) \$124.00
- w) Approve payment to **Iowa Interstate Railroad LLC** for WestCor Drive Railroad Crossing panels (#725987): \$18,496.00.
- x) Approve payment to **EOR, Inc.** for consulting services for:
 - i) 5th Avenue Storm Sewer (#01147-0007-1) \$22,459.50
 - ii) Central Park Biscuit Creek Channel (#01147-0008-1) \$4,397.75
- y) Approve Pay Application #2 (Retainage Amount) to **Maxwell Construction Inc.** for the City Hall West End Sewer Line Replacement Project: \$4,012.23. (Project accepted as completed on 03-24-2020 but retainage was never paid so it can be paid without waiting 30-days.)
- z) Approve Change Order #10 to **Langman Construction, Inc.** for 1st Avenue Reconstruction – 6th Street to 9th Street: +\$25,506.04.
- aa) Approve Change Order #1 to **Northway Well & Pump Co.** for Well #10 Re-casing: +\$0.00.
- bb) Approve Pay Estimate #29 to **Miron Construction Co., Inc.** for the Wastewater Treatment Plant Improvements: \$164,002.50.
- cc) Approve three Conduit Lease Agreements with Arvig. One microduct on the E. 9th Street conduit between 1st Avenue and 212 E. 9th Street for \$416.23 per year; and one microduct under the west leg of the E. 9th Street and E. 2nd Avenue roundabout for \$69.92 per year; and one microduct along the east side of 1st Avenue between E. 9th Street and the northeast quadrant in exchange for Arvig populating the City conduit with three microducts.
- dd) Approve attendance of Clayton Penrod to FBI LEEDA Supervisor Leadership Institute in O'Fallon, MO from 8/15-20/2021: \$1,796.64.
- ee) Approve Bill List for July 13, 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. Discussion of Project Better Together County-wide visioning process.
2. Discuss the Southeast Commercial District Redevelopment.
3. Discuss planning on how to use American Rescue Plan Funds.
4. City Administrator's time.