

## AGENDA

6:30 PM

July 27, 2021

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, July 27, 2021 at 6:30 PM in the Council Chambers at City Hall, 1512 7<sup>th</sup> Street. This meeting will be live streamed Tuesday, July 27, 2021 at 6:30 PM and rebroadcast on Mediacom 118-8 and on-demand at [www.coralville.org/coralvision](http://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 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, July 27, 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](mailto: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. **BONDS ~ PUBLIC HEARING**
  - a) Public hearing on taking action for entering into one or more amendments to a Lease Purchase Agreement in connection with the Brown Deer Golf Course.
  - b) Consider **resolution** taking additional action to enter into one or more amendments to a Lease Purchase Agreement thereto in connection with the Brown Deer Golf Course setting parameters for sale, approving Purchase Agreements, Official Statements and other related documents, and authorizing conditional call notice.

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

- c) Consider **resolution** authorizing the issuance of Annual Appropriation Urban Renewal Tax Increments Revenue Refunding Bonds, Series 2021F, pledging to the payment thereof funds and portions of taxes (subject to non-appropriation) created pursuant to the authority of Subsection 2 of Section 403.19 pf the Code of Iowa.

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

## 6. FOREVERGREEN HEIGHTS PHASE 1 ~ 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 Forevergreen Heights Phase 1.
  - d) Consider **resolution** approving the PUD B Site Plan for Forevergreen Heights Phase 1, Coralville, Iowa.
  - e) Consider **resolution** approving the Final Plat for Forevergreen Heights Phase 1, Coralville, Iowa.

**Note:** This is for a 114-acre residential subdivision consisting of 51 single-family detached residential homes, two-family zero-lot dwelling with 38 units, 67.74 acres divided into 5 outlots for future development and a 12.64-acre lot for a City park. Use control plus click on following link for complete plans [Forevergreen Heights Phase 1 Documents](#).

## **7. LOT 1, LANTERN PARK PLAZA THIRD ADDITION ~ PUBLIC HEARING**

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of Lot 1, Lantern Park Plaza Third Addition, from C-2 to C-PUD 2, and the PUD-B Site Plan.
- d) **ORDINANCE NO. 2021-1011** 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, Lantern Park Plaza Third Addition, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, for **1<sup>st</sup> consideration**.

**Note:** This will rezone the Hy-Vee Lantern Park property to C-PUD 2, Commercial Planned Unit Development Two District for a proposed Hy-Vee Aisles Online pick-up kiosk. Use control plus click on following link for complete plans [Lot 1, Lantern Park Plaza Third Addition Documents](#).

## **8. 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 **3<sup>rd</sup> and final consideration**.

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

## **9. CORALVILLE TOWN CENTER REPAIRS - 2021**

- a) Bid Report.

**Note:** This is for concrete repairs, supplemental slab reinforcement, traffic topping installation and restoration of traffic markings for the Town Center Ramp. Action on the bids will take place at the August 10, 2021 Council Meeting.

## **10. HEARTLAND DRIVE PAVEMENT REPAIR 2021**

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the Construction Contract for the Heartland Drive HMA Overlay 2021.
- c) Consider **resolution** approving the Contract and bond documents 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.

## **11. IOWA RIVER LANDING IMPROVEMENTS 2020 – E. 2<sup>ND</sup> AVENUE**

- a) Approve Pay Estimate #11 (Final) to **Portzen Construction, Inc.** for the Iowa River Landing Improvements 2020 – E. 2<sup>nd</sup> Avenue: \$2,547.20.

- b) Consider **resolution** accepting the Iowa River Landing Improvements 2020 – E. 2<sup>nd</sup> Avenue as completed.

**Note:** This accepts the construction of surface improvements on E. 2<sup>nd</sup> Avenue between E. 7<sup>th</sup> Street and E. 9<sup>th</sup> Street. The retainage due in 30 days is \$11,209.26.

#### 12. 12<sup>TH</sup> AVENUE ASH TREE REPLACEMENT AND STREETScape REHABILITATION

- a) Approve Pay Application #4 to **Jon Harding, Inc.** for the 12<sup>th</sup> Avenue Ash Tree Replacement and Streetscape Rehabilitation: \$16,910.02.
- b) Consider **resolution** accepting the 12<sup>th</sup> Avenue Ash Tree Replacement and Streetscape Rehabilitation as completed.

**Note:** This accepts the replacement of Ash trees in the 12<sup>th</sup> Avenue right-of-way between 2<sup>nd</sup> Street and 6<sup>th</sup> Street and the rehabilitation of streetscape in the same area as completed. The retainage due in 30 days is \$5,347.48.

#### 13. 5<sup>TH</sup> STREET SOCIAL

- a) Consider **resolution** allowing use of Public Right-of-Way for the 2021 5<sup>th</sup> Street Social.

**Note:** This will designate an open container area around 5<sup>th</sup> Street between 9<sup>th</sup> Avenue and 6<sup>th</sup> Avenue and between the 708 and 808 5<sup>th</sup> Street buildings for the 5<sup>th</sup> Street Social.

#### 14. EASEMENT AGREEMENT

- a) Consider **resolution** approving an Easement Agreement with MidAmerican Energy Company.

**Note:** This will grant access through 309 1<sup>st</sup> Avenue (former Hawkeye Ready Mix site) to the power plant east of future park space.

#### 15. FIRST AMENDMENT TO PARKING AGREEMENT

- a) Consider **resolution** approving a First Amendment to Parking Agreement with Watts Group IRL 3, LLC.

**Note:** This amendment will reflect the developer changing the total number of residential condominium units from 22 to 25 by converting 4,040 sq. ft. of office space into 3 condominium units and reducing the number of leased parking spaces from 72 to 65.

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

- a) Approve minutes for the July 13, 2021 Coralville City Council Regular Meeting.
- b) Approve **new** Class B Beer Permit with Outdoor Service for the **Coralville Parks and Recreation**: Eff. 08/10. (5<sup>th</sup> Street Social).
- c) Approve **New** 5-day Class B Beer Permit with Outdoor Service for **Fry Fest**: Eff. 09/03.
- d) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Casa Azul**: Eff. 08/14.
- e) Approve payment to **Impact7G** for the for Clear Creek Mitigation Bank (#21784): \$26,333.00.
- f) 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 (#135285): \$2,275.02.

- g) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Wagner Construction Services** for Anthropologie Landlord Improvements (#4): \$154,014.00.
- h) Approve payment to **Electric Pump, Inc.** for:
  - a) WWTP Pump Repairs (#0892498-IN) \$13,646.58
  - b) 3<sup>rd</sup> Avenue Lift Station Pump Repairs (#082495-IN) \$16,001.77
- i) Approve payment to **CivicPlus** for the annual SSL Certificates and fees for the City, CCPA and Brown Deer websites (#212709): \$17,810.09.
- j) Approve payment to **Maxson Masonry, LLC** for Veteran's Memorial Phase I construction (#1841): \$44,000.00. (This is a reserve purchase.)
- k) Approve payment to **Creative Software Services, Inc.** for City Networking Equipment (#TT\_3461): \$23,908.00.
- l) Approve payment to **Hydro-Klean, LLC** to clean and televise sewer lines (#074674): \$25,454.25.
- m) Approve payment to the **U.S. Geological Survey** for the annual bill of support, operation and maintenance of six streamgaging stations and one raingage in the metropolitan area (#90910955): \$11,110.00.
- n) Approve payment to **Black and Yellow Sealing and Striping, Inc.** for IRL E. 2<sup>nd</sup> Avenue (#000587): \$1,280.00.
- o) Approve payment to **HR Green, Inc.** for I-80/1<sup>st</sup> Avenue Interchange - Final Design Phase 1 (#145046): \$434.25.
- p) Accept quotes and award to **Advanced Electrical** for the West and North Ramp Emergency Lighting Inverters Replacement Project: Not to exceed \$87,800.00.
- q) Approve Lease Agreement for September 24, 2021 with Shelter House at former Johnson County Historical Society Museum.
- r) Approve the January 2021, February 2021 and March 2021 Treasurer's Reports.
- s) Approve Bill List for July 27, 2021.

**17. City Administrator's report.**

**18. Mayor's report.**

**19. City Attorney's report.**

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

**21. Motion to adjourn.**

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

- 1. August Planning & Zoning Submittals ~ Dave Johnson
- 2. City Clerk Report ~ Thor Johnson
- 3. City Administrator's time.