

AGENDA

6:30 PM

September 14, 2021

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, September 14, 2021 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, September 14, 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, September 14, 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. **LEASE AGREEMENT ~ PUBLIC HEARING**
 - a) Public hearing on a proposal to enter into a Lease Agreement with ImOn Communications.
 - b) Consider **resolution** approving a Lease Agreement with ImOn Communications.

Note: This 5-year lease is for a portion of the property on the east side of 12th Avenue just north of Holiday Road to be used as the location of a hub for ImOn Communications' services with the initial term rent being City approved construction projects. Any options can be negotiated later.

6. BONDS

- a) Consider **resolution** authorizing the execution and delivery of a First Amendment to Lease Purchase Agreement and First Supplemental Trust Agreement, authorizing the issuance and approving the sale of Certificates of Participation, Series 2021GF evidencing ownership interests in the Lease Purchase Agreement, and related matters.

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

7. IOWA RIVER LANDING

- a) Consider **resolution** approving that certain License Agreement with Tanneil Register (d/b/a R7 Reclaimed).

Note: This 8-month License Agreement is for the non-exclusive retail sale and marketing of gift and home accessories as typically found at a R7 Reclaimed.

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

- a) Approve minutes for the August 24, 2021 Coralville City Council Regular Meeting.
- b) Approve **new** Class C Liquor License with Brew Pub and Sunday Sales for **Chart Room**: Eff. 09/15.
- c) Approve Class C Beer Permit with Class B Wine Permit and Sunday Sales for **New Pioneer Food Co-op**: Eff. 09/20.
- d) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Texas Roadhouse**: Eff. 09/28.
- e) Approve Class E Liquor License with Carryout Beer and Wine and Sunday Sales for **Wal-Mart Supercenter #2827**: Eff. 10/01.
- f) Approve Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **ReUnion Brewery (Mondo's)**: 10/01.
- g) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Old Chicago**: Eff. 10/01.
- h) Approve Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **Tribute**: Eff. 10/01.
- i) Approve Special Class C Liquor License for **Chez Grace**: Eff. 10/02.
- j) Approve Class C Liquor License with Sunday Sales for **Haveli Indian Cuisine**: Eff. 10/05.
- k) Approve Class E Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales for **The Depot Coralville**: Eff. 10/08.
- l) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Marquee Pizzeria**: Eff. 10/09.
- m) Approve payment to **RMB Co. Inc.** to replace the Coralville Center for the Performing Arts failed condenser coils and sensors (#8439): \$16,817.50.
- n) Approve payment to **Ferguson Waterworks #2516** for Water Department meters and equipment (#0401657): \$32,400.00.
- o) Approve payment to **Portzen Construction** for replacing one paraflite pedestal, one deluxe geared fulcrum and ss bolts and nuts at the Coralville Pool (#0016613-IN): \$18,938.15.
- p) Approve payment to **Creative Software Services, Inc.** for:
 - i) Library renewal production (#TT_3513) \$11,901.12
 - ii) Network Equipment (#TT_3514) \$21,951.73
- q) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Pappageorge Haymes Partners** for IRL Master Planning LOD's & Retail Area Calculations July 2021 (#135426): \$81.25.
- r) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Wagner Construction Services** for:
 - i) Anthropologie Landlord Improvements (#6) \$67,105.15
 - ii) Celio (#2) \$18,706.25
- s) Approve payment to **Stevens Erosion Control** for work related to the IRL Perking Lot 2021 (#10073): \$1,195.00.
- t) Approve payment to **Shoemaker & Haaland** for Colony Fens and REAP platting (#018480.00-6): \$1,408.00.
- u) Approve Change Order #1: +2,478.10; and Pay Estimate #1: \$113,386.11; to **All American Concrete, Inc.** for Muddy Creek Lane Patching & Subdrains.
- v) Approve Change Order #1: \$0.00; and Change Order #2: +\$4,864.00; to **Western Specialty Contractors** for the Coralville Town Center Repairs 2021. (Change Order #1 increases the contract time by 14-days so the Date of Substantial Completion will be October 15, 2021. Change Order #2 includes additional work not included in the original contract at a cost of \$4,864.00 and adds 2-days so the Date of Substantial Completion will be October 17, 2021.)
- w) Accept quote and approve payment for one new 125 Gallon, Hot Tar Joint/Crack Sealer (Crafco SS125D) from **Logan Contractors Supply**: Not to exceed \$50,444.90. (Funds for purchase will come from Road Use Reserves.)

- x) Accept the State bid and approve payment to **Karl Chevrolet** for one 2022 Chevrolet Traverse (AWD) to replace the current City van: Not to exceed \$27,207.00. (This will be paid out of the reserve fund.)
- y) Approve Joint Funding Agreement with the **U.S. Department of Interior, United States Geological Survey** for the operation and maintenance of 6 streamgaging stations, 1 precipitation gage and associated equipment for Fiscal Year 2022: Not to exceed \$11,110.00.
- z) Approve attendance of Mathew Lundberg and Jarrod Pettis to Iowa Law Enforcement Academy Basic Training in Johnston, Iowa from 8/30/2021 – 12/17/2021: \$18,950.00.
- aa) Approve attendance of Kelly Hayworth to the ICMA Annual Conference in Portland, OR from 10/3-6/2021: \$2,035.93.
- bb) Approve attendance of Alex Buhmeyer to the NRPA Annual Conference in Nashville, TN from 9/20-24/2021: \$2,307.28.
- cc) Approve April, May and June 2021 Treasurer's Reports.
- dd) Approve Bill List for September 14, 2021.

9. City Administrator's report.

10. Mayor's report.

11. City Attorney's report.

12. Committee and Councilmember's report.

13. Motion to adjourn.

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

- 1. Discussion of Financing Plan for the Property Improvement Plan at the Hyatt Regency Coralville ~ Tim Oswald
- 2. City Administrator's time.