

## AGENDA

6:30 PM

October 26, 2021

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, October 26, 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, October 26, 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, October 26, 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. **5<sup>TH</sup> AVENUE STORM SEWER PROJECT ~ PUBLIC HEARING**
  - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the 5<sup>th</sup> Street Storm Sewer Project.
  - 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 5<sup>th</sup> Street Storm Sewer Project.

**Note:** This is for constructing stormwater improvements on 5<sup>th</sup> Avenue north of 7<sup>th</sup> Street to address longstanding drainage problems in the backyards of 711, 713 and 715 5<sup>th</sup> Avenue and for storm sewer needed for the redevelopment of City-owned properties along 4<sup>th</sup> Avenue Place. Bids are due November 2, 2021.

### 6. HOUSING CODES AMENDMENT

- a) **ORDINANCE NO. 2021-1012** An ordinance amending Chapter 145 of the City of Coralville regarding the Housing Code, **for 3<sup>rd</sup> and final consideration**.
- b) Consider **resolution** approving an additional Schedule of Permit and Fees to be collected by the City of Coralville for the Community Development Department.

**Note:** This ordinance replaces the reference to the "Building Department" to "Community Development Department"; requires new owners to apply for a new permit rather than use the one from the previous owner; have short-term rentals treated the same as other rental units; set up reinspection fees for rentals after 1<sup>st</sup> reinspection; and give property owners four years between inspections if they are ready, present and pass their initial inspection.

### 7. CORAL SIX SQUARE ADDITION

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.

- c) Consider **resolution** approving the Preliminary Plat for Coral Six Square Addition, Coralville, Iowa.

**Note:** This is for an 18-acre parcel adjacent to Highway 6 and west of Jones Boulevard and plats a right-of-way alignment and future improvements for a Coral 6 Square Drive, which will provide a second access to Western Hills Mobile Home Park. This will allow for the expansion of the mobile home park.

## **8. SUMMIT HILLS**

- a) Consider **resolution** accepting Public Improvements constructed on Summit Hills, Coralville, Iowa.

**Note:** This resolution accepts the public improvements for Summit Hills and releases the subdivision from liens for those public improvements excluding an escrow for erosion control; storm water intake repairs and the sidewalks pursuant to the Subdivider's Agreement.

## **9. LEASE AMENDMENTS**

- a) Consider **resolution** approving a Second Amendment to that certain Lease Agreement with Jill Acquisition LLC.

**Note:** This Amendment revises the sales periods used to calculate the gross rent to be paid to the City which is currently at 8% of sales.

## **10. DOVETAIL RECREATION AREA/AGUDAS ACHIM SHARED PARKING LOT RENOVATION PROJECT**

- a) Approve payment of Invoice #25139: \$8,396.48; and Invoice #26139: \$47,155.62; to **L.L. Pelling, Inc.** for the Dovetail Recreation Area/Agudas Achim Shared Parking Lot Renovation Project.
- b) Consider **resolution** accepting the Dovetail Recreation Area/Agudas Achim Shared Parking Lot Renovation Project as completed.

**Note:** This accepts the Dovetail Recreation Area/Agudas Achim Shared parking lot renovations as completed. Agudas Achim has agreed to pay half the costs for this project. The retainage due in 30 days is \$2,923.80.

## **11. STREET FINANCE REPORT**

- a) Consider **resolution** approving the Fiscal Year 2021 Street Finance Report.

**Note:** This report itemizes the allocation of funds used to construct, repair and maintain City streets.

## **12. WATER CONNECTION FEES**

- a) Consider **resolution** acknowledging payment in full of the Camp Cardinal Boulevard Water Connection Fees levied against Eagle Bend at Clear Creek – Part One, Coralville, Iowa.

**Note:** The City has received payment of \$60,006.12 for water connection fees for Eagle Bend at Clear Creek-Part One.

## **13. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

- a) Consider **resolution** setting a public hearing an Application to the Iowa Economic Development Authority for the Community Development Block Grant (CDBG) Program

funding the purchase of Coralville Community Food Pantry Commercial Kitchen Equipment.

**Note:** This public hearing is for discussion on a CDBG application for Coralville Community Food Pantry Commercial Kitchen Equipment. The public hearing will be November 9, 2021.

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

- a) Approve minutes for the October 12, 2021 Coralville City Council Regular Meeting.
- b) Approve **new** 6 Month Class B Beer Permit for **La Mexicana**: Eff. 10/04.
- c) Approve **new** Class C Liquor License with Outdoor Service and Sunday Sales for the **Iowa Athletic Club**: Eff. 12/01.
- d) Approve Class B Beer Permit with Outdoor Service and Sunday Sales for **Panchero's Mexican Grill**: Eff. 11/15.
- e) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Buffalo Wild Wings Grill & Bar**: Eff. 11/15.
- f) Approve payment to **Terracon Consultants, Inc.** for Brownfields (#TF77683): \$1,380.00.
- g) Approve payment to **Creative Software Services, Inc.** for network hardware (#TT\_3552): \$18,754.18.
- h) 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:
  - i) August 2021 (#135453) \$203.13
  - ii) September 2021 (#135498) \$1,159.38
- i) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Wagner Construction Services** for Anthropologie Landlord Improvements (#7): \$10,450.00.
- j) Approve Pay Estimate #9 to **Peterson Contractors, Inc.** for the Iowa River Trail: \$28,304.78.
- k) Approve Pay Estimate #2 to **All American Concrete, Inc.** for Muddy Creek Lane Patching & Subdrain: \$6,317.50.
- l) Accept quotes and approve Elevator Maintenance Agreement with **Otis Elevator Company** for complete elevator preventative maintenance for the West Ramp, North Ramp and Coralville Transit Intermodal Facility: \$8,640.00 per year with annual adjustment not to exceed 5 years.
- m) Approve sale of one used 2010 Freightliner plow truck with Henderson snow package to **City of Kalona, Iowa** for \$32,500.00. (Funds from this sale will be deposited into Road Use Reserves.)
- n) Approve attendance of Colby Groom to EMT Certification Course in Coralville, Iowa from August 24, 2021 to December 9, 2021: \$2,013.00.
- o) Approve attendance of Nathaniel Lang to EMT Certification Course in Coralville, Iowa from August 24, 2021 to December 9, 2021: \$2,013.00.
- p) Approve the July 2021 and August 2021 Treasurer's Reports.
- q) Approve Bill List for October 26, 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.**