

## AGENDA

6:30 PM

November 9, 2021

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, November 9, 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, November 9, 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, November 9, 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. **Mayor to proclaim November 18, 2021 as "National Injury Prevention Day."**
5. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ~ PUBLIC HEARING**
  - a) Public hearing on 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.
  - b) Consider **resolution** authorizing and directing the Mayor to sign, execute and submit an Application and associated documents for funding via the Community Development Block Grant (CDBG) Program for the purchase of Coralville Community Food Pantry Commercial Kitchen Equipment.
7. **5<sup>TH</sup> AVENUE STORM SEWER PROJECT**
  - a) Bid Report.
  - b) Consider **resolution** accepting bids and awarding the Construction Contract for the 5<sup>th</sup> Street Storm Sewer Project.
  - c) Consider **resolution** approving the Contract and bond documents 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.

## 8. ENGINEERING SERVICES AGREEMENT

- a) Consider **resolution** approving an Engineering Services Agreement with Veenstra & Kimm, Inc. for bridge inspection services.

**Note:** This agreement is for testing two vehicular bridges to determine recommended maintenance and estimated remaining bridge service life for not to exceed \$18,283.00. The bridges are on Deer Creek Road over Clear Creek and Holiday Road just east of 12<sup>th</sup> Avenue.

- b) Consider **resolution** approving an Engineering Services Agreement with HR Green, Inc. for floodwall review and recommendations to achieve FEMA certification.

**Note:** This agreement is for reviewing the floodwall system located south of Clear Creek between the Iowa River and Iowa Interstate Railroad in order to produce recommendations and cost estimates to improve the floodwall and receive FEMA certification and accreditation resulting in a mapped flood risk reduction and lower insurance costs for not to exceed \$19,700.00.

## 9. FOREVERGREEN HEIGHTS, PLAT 1

- a) Consider **resolution** partially accepting public improvements constructed on Lots 1-50 and 63-70, Forevergreen Heights, Plat 1, Coralville, Iowa.

**Note:** This partial acceptance includes the storm sewer, sanitary sewer and water main constructed by Maxwell Construction, Inc. and the paving constructed by Streb Construction Co., Inc. for Lots 1 through 50 and 63 through 70 in Forevergreen Heights, Plat 1 excluding sidewalks pursuant to the Subdivider's Agreement.

## 10. MUDDY CREEK LANE PATCHING AND SUBDRAIN 2021

- a) Motion to approve Pay Estimate #3 FINAL to **All American Concrete, Inc.** for Muddy Creek Lane Patching and Subdrain 2021: \$0.00.
- b) Consider **resolution** accepting the Muddy Creek Patching and Subdrain 2021 as completed.

**Note:** This accepts the improvements to the subdrain and full depth PCC patching from 2332 Muddy Creek Lane (Wickham Circle) to 2426 Muddy Creek Lane as completed. The retainage due in 30 days is \$6,300.19.

## 11. HEARTLAND DRIVE PAVEMENT REPAIR 2021

- a) Motion to approve Pay Estimate #1 FINAL to **LL Pelling Company** for the Heartland Drive Pavement Repair 2021: \$106,199.79.
- b) Consider **resolution** accepting the Heartland Drive Pavement Repair 2021 as completed.

**Note:** This accepts the 3" asphalt overlay and full depth PCC pavement patching on Heartland Drive from the Ewalt Pond parking lot to Jones Boulevard as completed. The retainage due in 30 days is \$5,589.46.

## 12. 4<sup>TH</sup> AVENUE PLACE DEMOLITIONS

- a) Quotation Report.
- b) Consider **resolution** accepting quotations and approving a Demolition and Tree Removal Services Agreement with Freeman Construction, Inc. for 4<sup>th</sup> Avenue Place

**Note:** This is for the demolition of vacant structures and tree removal on city-owned 4<sup>th</sup> Avenue Place properties. This agreement is not to exceed \$33,634.00.

### **13. SEWER & WATER CONNECTION FEES**

- a) Consider **resolution** acknowledging payment in full of the North End Area Sewer and Water Connection Fees levied against Auburn Ridge, Coralville, Iowa.

**Note:** The City has received payment of \$175,160.10 for North End Area Sewer and Water Connection Fees for Auburn Ridge.

### **14. FIRST OPTION AMENDMENTS**

- a) Consider **resolution** approving the First Option to Lease Agreement with Diamond Leaf, Inc. for 920 E. 2<sup>nd</sup> Avenue, Suite 117.

**Note:** This option extends Diamond Leaf, Inc.'s lease for three years ending June 30, 2025.

- b) Consider **resolution** approving the First Option to Lease Agreement with Diamond Bridal Ventures, LLC for 920 E. 2<sup>nd</sup> Avenue, Suite 120.

**Note:** The option extends Diamond Bridal Ventures, LLC's lease for three years ending June 30, 2025.

### **15. IOWA RIVER LANDING RETAIL LEASE AND AMENDMENT**

- a) Consider **resolution** of intent to enter into a Lease Agreement with MVCD Enterprises, LLC (dba Funky Zebras) for 923 E. 2<sup>nd</sup> Avenue, D111.

**Note:** MVCD Enterprises, LLC (dba Funky Zebras) wishes to enter into a 3-year Lease Agreement with an option for an additional 3-year term for 923 E. 2<sup>nd</sup> Avenue, D111 in the Iowa River Landing District. The public hearing will be November 23, 2021.

### **16. LETTER OF INTENT**

- a) Consider **resolution** approving a Letter of Intent with the Clear Creek Amana Community School District regarding the purchase of property from the City of Coralville for the siting of a new school.

**Note:** With this letter of intent the City of Coralville agrees not to consider other offers on City property in the West Land Use Area for 90 days with the intent to negotiate an agreement for a future elementary school site.

### **17. FINANCING**

- a) Consider **resolution** appropriating payment of certain annual appropriation debt service instruments and directing the Finance Officer to certify tax increment financing debt to the Johnson County Auditor.

**Note:** The City Council is required to determine whether it will appropriate funds for bond payment by December 1<sup>st</sup> of each year.

### **18. INTERFUND TIF LOANS**

- a) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

**Note:** This is a \$75,000.00 advance for financing projects from the Coralville Urban Renewal Area Tax Increment Revenue Fund.

- b) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

**Note:** This is a \$150,000.00 advance for financing projects from the 12<sup>th</sup> Avenue Urban Renewal Area Tax Increment Revenue Fund.

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

- a) Approve minutes for the October 26, 2021 Coralville City Council Regular Meeting.
- b) Approve a **premise update** to include whole store (Restaurant and grocery) under Class C Liquor License with Sunday Sales, Outdoor Service and Catering for **Hy-Vee Market Café**: Eff. 09/15. (8<sup>th</sup> Street location)
- c) Approve a **premise update** to include whole store (Restaurant and grocery) under Class C Liquor License with Sunday Sales, Outdoor Service and Catering for **Hy-Vee Market Grille**: Eff. 04/09. (Crosspark Road location)
- d) Approve Class C Liquor License with Sunday Sales for **The Hawk Lounge**: Eff. 11/29.
- e) Approve Class E Liquor License with Carryout Beer & Wine and Sunday Sales for **Target Store T-1113**: Eff. 12/01.
- f) Approve payment to **Kilburg Equipment** for Wastewater repairs (#2015): \$12,812.90.
- g) Approve payment to **Bolton & Menk, Inc.** for Creekside Trail Observation (#0272034): \$882.00.
- h) Approve payment to **Lynch Excavating, Inc.** for emergency water main repairs on Highway 6 near Hardees (#18700): \$16,526.20.
- i) Approve payment to **Trumbull Consulting** for:
  - i) 50% Commission upon opening of Cookies & Dreams (#06012161) \$5,690.75
  - ii) 50% Commission upon opening of Anthropologie (#06012160) \$29,084.25
- j) Approve payment to **HR Green, Inc.** for the I-80/1<sup>st</sup> Avenue Interchange design (#147177): \$207.57.
- k) Approve payment to **Veenstra & Kimm, Inc.** for:
  - i) North Central Sewer Capacity Evaluation (#3) \$2,415.00
  - ii) WWTP Biosolids Transfer Pump Replacement (#4) \$754.00
  - iii) 2021 Bridge Inspection (#4) \$196.52
- l) Approve payment to **Snyder & Associates** for Clear Creek Trail 6 & 7 (#15FINAL REV): \$48,198.46.
- m) Approve payment to **The McDevitt Company** 50% commission due upon Anthropologie opening for acting as tenant's representative (October 19, 2021): \$62,500.00.
- n) Approve payment to **TrueNorth Companies, LC** for Coralville Hyatt Regency Hotel & Conference Center property insurance premium (#123418): \$142,521.48.
- o) Approve payment to **CAJ Enterprises, Inc./Chris Jones Trucking** for:
  - i) 708 9<sup>th</sup> Ave. Demolition (#22109) \$9,000.00
  - ii) 708 9<sup>th</sup> Ave. Extras – Replace sidewalk & fence (#22110) \$1,950.00
  - iii) 309 1<sup>st</sup> Ave. Demolition - Former Hawkeye Ready Mix (#22108) \$5,500.00
- p) Approve payment to **RMB Co., Inc.** for City Hall AC Unit Repair Project (#8724): \$13,275.70.
- q) Accept bids and approve payment to **Stivers Ford, Waukeee, Iowa** for two 2022 Ford Police Interceptor Vehicles (AWD) with select options: for not to exceed \$65,406.00. (This is the State Bid price of \$32,703.00 per vehicle.)
- r) Approve Bill List for November 9, 2021.

**20. City Administrator's report.** For

**21. Mayor's report.**

**22. City Attorney's report.**

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

**24. Motion to adjourn.**

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

1. Staff Update.
2. Citizen's Community Policing Advisory Board Update.
3. City Administrator's time.