

AGENDA

6:30 PM

November 23, 2021

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, November 23, 2021 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, November 23, 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, November 23, 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. **IOWA RIVER LANDING RETAIL LEASE AND AMENDMENT ~ PUBLIC HEARING**
 - a) Public hearing on alternate proposals and the leasing of 923 E. 2nd Avenue, Suite D111.
 - b) Consider **resolution** approving that certain Lease Agreement and Amendments to the existing License Agreement with MVCD Enterprises, LLC (dba Funky Zebras).

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. 2nd Avenue, Suite D111 in the Iowa River Landing District and the amendments will cover the transition from a License Agreement to the new Lease Agreement.

6. RIGHT-OF-WAY VACATION ~ PUBLIC HEARING

- a) Public hearing on the proposal to vacate excess right-of-way in Summit Hills.
- b) Consider **resolution** approving the vacation of a portion of excess right-of-way in the replat of Summit Hills, Coralville, Iowa.

Note: This resolution vacates excess right-of-way near the community garden to correspond with changes in the street layout to preserve the community garden.

7. AMENDMENTS TO URBAN RENEWAL AREAS ~ PUBLIC HEARING

- a) Planning & Zoning Commission and Consultation Report.
- b) Public hearing on Amendment No. 10 to the proposed Amended and Restated Coralville Urban Renewal Plan.
- c) Consider **resolution** approving an Amendment No. 10 to the Amended and Restated Coralville Urban Renewal Plan.

Note: This amendment will add the Oakdale Boulevard right-of-way to 1st Avenue and south to E. 9th Street and include the hotel and arena properties plus two projects to the Coralville Urban Renewal Plan.

- d) Planning & Zoning Commission and Consultation Report.
- e) Public hearing on Amendment No. 13 to the proposed Amended and Restated Mall and Highway 6 Urban Renewal Plan.
- f) Consider **resolution** approving an Amendment No. 13 to the Amended and Restated Mall and Highway 6 Urban Renewal Plan.

Note: This amendment will add property from 1st Street south to the city limits plus two projects to the Mall and Highway 6 Urban Renewal Plan.

8. URBAN RENEWAL AREAS

- a) **ORDINANCE NO. 2021-1013** An ordinance amending Ordinance Nos. 650, 679, 97-786, 2001-941, 2002-95, 2013-1007, 2015-1018, 2016-1020, 2017-1016 and 2021-1015 providing that general property taxes levied and collected each year on all property located within the Mall and Highway 6 Urban Renewal Project Area in the City of Coralville, County of Johnson, State of Iowa, by and for the benefit of the State of Iowa, City of Coralville, County of Johnson, Iowa City Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Redevelopment Project, **for 1st consideration**.

Note: This ordinance sets the base value of property in the Mall and Highway 6 Urban Renewal Area located in the Jacobs Clear Creek Subdivision.

9. REDHAWK SUBDIVISION, PART THREE

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Preliminary Plat for Redhawk Subdivision, Part Three, Coralville, Iowa.
- d) Consider **resolution** approving the Final Plat for Redhawk Subdivision, Part Three, Coralville, Iowa.

Note: Previous versions of these plats only platted Outlot A and these resubmitted plats include Outlots A and C.

10. RIDGEVIEW

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Final Plat for Ridgeview, Coralville, Iowa.

Note: This plat is for 47.77 acres west of Coral Crossing Eighth Addition and extends Jones Boulevard to the west and south and extends Spring Rose Circle west to intersect with Jones Boulevard.

11. JOHNSON COUNTY SUBDIVISION

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Preliminary and Final Plats for Intensity Drive, Johnson County, Iowa.

Note: Platting of a County subdivision within 2 miles of the corporate limits of the City of Coralville requires City Council approval. These plats are for a 4.5-acre parcel of land located at 3862 Locust Ridge Rd. NE, North Liberty, Iowa.

12. STREET NAME CHANGE

- a) Consider **resolution** changing the name of the street known as Meade Avenue to Auburn Ridge Road.

Note: This name change is necessitated by the new Auburn Ridge subdivision and for consistency of street names.

13. EASEMENT AGREEMENTS

- a) Consider **resolution** authorizing the acquisition of certain real property interests for the Biscuit Creek Streambank Restoration Project.

Note: These Temporary Construction Easement and Permanent Stormwater Drainage Easement Agreements are with 4th Avenue Cooperative for 720 4th Avenue Place with compensation not to exceed \$10,504.80; Mark & Tina Richter for 307 7th Street with compensation not to exceed \$1,724.80; and Bic Rentals for 717-719 5th Avenue with compensation not to exceed \$5,892.30.

14. ENGINEERING SERVICES AGREEMENTS

- a) Consider **resolution** approving an Engineering Services Agreement with Veenstra & Kimm, Inc. for Water Plant Filter Media Replacement.

Note: This agreement is for engineering services to replace filter media at the Water Plant and is not to exceed \$24,160.00.

- b) Consider **resolution** approving an Engineering Services Agreement with Veenstra & Kimm, Inc. for Well No. #15 Improvements.

Note: This agreement is for engineering services for Water Well No. 15 improvements and is not to exceed \$70,000.00.

- c) Consider **resolution** approving an Engineering Services Agreement with Shive-Hattery, Inc. for 5th Street Improvements – 12th Avenue to 20th Avenue.

Note: This agreement is for 5th Street Improvements from 12th Avenue to 20th Avenue and includes new street pavement, wide sidewalks, stormwater management, decorative lighting and landscaping and is not to exceed \$553,000.00.

15. VISIONING + CONCEPT PROPOSAL FOR 5TH STREET

- a) Consider **resolution** approving a Visioning + Concept Proposal with Confluence for 5th Street.

Note: This proposal is for a visioning and concept development of 5th Street civic spaces from the Coralville Public Library lawn to the west border of S.T. Morrison Park. The proposal is not to exceed \$24,200.00.

16. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- a) Consider **resolution** adopting the State of Iowa Community Development Grant Coronavirus (CDBG-CV) Duplication of Benefits (DOB) Policies and Procedures for the City of Coralville.
- b) Consider **resolution** approving a Subrecipient Agreement for Federally Funded Project with the Coralville Community Food Pantry for the Community Development Block Grant Coronavirus ("CDBG-CV") funds for the commercial kitchen equipment.

Note: These policies, procedures and agreement are needed for the CDBG-CV application for Coralville Community Food Pantry Commercial Kitchen Equipment.

- c) Consider **resolution** approving a Service Agreement with the East Central Iowa Council of Governments ("ECICOG") for the Community Development Block Grant Coronavirus ("CDBG-CV") Program for the Coralville Community Food Pantry commercial kitchen equipment.

Note: This will allow the East Central Iowa Council of Governments to administer the CDBG-CV Program for the Coralville Community Food Pantry commercial kitchen equipment upon its award for not to exceed \$5,000.00.

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

- a) Approve minutes for the November 9, 2021 Coralville City Council Regular Meeting.
- b) Approve and ratify the State of Iowa 2021 Annual Financial Report for the City of Coralville.
- c) Approve Special Class C Liquor License with Sunday Sales for **Huhot Mongolian Grill**: Eff. 12/15.
- d) Approve Class E Liquor License with Fills and Sells Growlers and Sunday Sales for **Kum & Go #201**: Eff. 12/15.
- e) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Wagner Construction Services** for:
 - i) Anthropologie Landlord Improvements (#8) \$46,724.05
 - ii) Celio (#3) \$2,096.00
 - iii) Spec Suite #150 (Final) \$2,426.50
- f) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Jack Murphy Acoustics** for Funky Zebra – ACT Work (#COC-101): \$3,115.39.
- g) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Advance Electric** for Funky Zebra – Lighting (#63951): \$8,850.00.
- 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 October 2021 (#135581): \$4,385.50.
- i) Approve payment to **The Northway Corporation** for Water Well #6 pumping equipment replacement and treatment (#16392): \$28,489.14.
- j) Approve payment to **Impact7G** for Clear Creek Mitigation Bank (#23658): \$2,869.00.
- k) Approve payment to **Keen Independent Research LLC** for CCPA Fundraising Process and Recommendations (#1021014): \$3,207.00.
- l) Approve payment to **Hardscape Solutions of Iowa, Inc.** for Creekside Flow Trail Observation Plaza (#2849): \$41,311.33.
- m) Approve payment to **Cole Services** for Mobilizing machine, demolition, jackhammering and trucking of pedestrian bridge next to Coralville Central Elementary School (November 1, 2021): \$10,000.00.
- n) Approve payment to **Veenstra & Kimm, Inc.** for Bridge Deck Testing (#1): \$2,917.20.
- o) Approve payment to **gWorks** for annual subscription fee for SimpleCity Cloud Physical Asset Management (#2019-11225): \$11,400.00.
- p) Approve payment to **LL Pelling Co.** for Deer Creek Road Repairs (#25960): \$38,784.35.

- q) Approve Pay Application #2 to **Western Specialty Contractors** for the Coralville Town Center Parking Ramp Repairs – 2021: \$417,207.70.
- r) Approve bid and payment to **Stivers Ford, Wauke, IA** for one 2022 Ford F250 4X4 with select options for the Streets Department: Not to exceed \$30,175.00. (This is a State Bid price and the funds will come from the Road Use Reserves.)
- s) Approve attendance of Spencer Culver for a Fire Investigation Course in Johnston, Iowa from April 24, 2022 to May 6, 2022: \$1,932.00.
- t) Approve Bill List for November 23, 2021.

18. City Administrator's report. For

19. Mayor's report.

20. City Attorney's report.

21. Committee and Councilmember's report.

22. Motion to adjourn.

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

- 1. December Planning & Zoning Submittals ~ Dave Johnson
- 2. Precinct Map Discussion.
- 3. Parking & Transit Department Report ~ Vicky Robrock
- 4. City Administrator's time.