

AGENDA

6:30 PM

March 22, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, March 22, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, March 22, 2022 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, March 22, 2022. 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. **Mayor to proclaim March 2022 as a "Month Celebrating the 50th Anniversary of the Older Americans Act Nutrition Program;" March 30, 2022 as "Honey Bee Day" and April 3-9, 2022 as "National Library Week."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **LOT 2, REDHAWK SUBDIVISION, PART THREE ~ PUBLIC HEARING**
 - a) Community Development Department Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on rezoning of Lot 2, Redhawk Subdivision, Part Three from C-PUD 1 to C-PUD 2, and the PUD-B Site Plan.
 - d) **ORDINANCE NO. 2022-1001** 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 2, Redhawk Subdivision, Part Three, from C-PUD-1, Commercial Planned Unit Development One District, to C-PUD 2, Commercial Planned Unit Development Two District, for **1st consideration**.

Note: This will rezone a .06-acre parcel to a Commercial Planned Unit Development Two District in order to build two multi-tenant commercial buildings.

7. FOREVERGREEN HEIGHTS PHASE 2 ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the proposed PUD-B Site Plan of Forevergreen Heights Phase 2.
- d) Consider **resolution** approving the PUD-B Site Plan for Forevergreen Heights Phase 2.

Note: This site plan is for a 31.46-acre parcel which will include 71 single-family detached homes and a 9.94-acre future City park.

8. CONSOLIDATED TRANSIT FUNDING APPLICATION

- a) Consider **resolution** setting a public hearing on the City of Coralville Fiscal Year 2023 Iowa Department of Transportation Consolidated Transit Funding Application.

Note: The public hearing will be April 26, 2022.

9. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- a) Consider **resolution** approving a Community Development Block Grant (COVID-19) Program Contract No. 20-CVN-025 with the Iowa Economic Development Authority.

Note: This grant contract is for Coralville Community Food Pantry Commercial Kitchen Equipment and is not to exceed \$100,000.00.

- b) Consider **resolution** approving a Contract for Community Development Block Grant (COVID-19) Program Services with the East Central Iowa Council of Governments ("ECICOG") to administer the purchase of Commercial Kitchen Equipment for the Coralville Community Food Pantry for the City of Coralville, Iowa.

Note: This will allow the East Central Iowa Council of Governments to administer the purchase of commercial kitchen equipment for the Coralville Community Food Pantry through the Community Development Block Grant (COVID-19) Program for the City of Coralville.

10. TURF AND HORTICULTURE CONTRACT

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the 2022-2024 Turf and Horticulture Contract.

Note: This is a three-year contract for turf care and mowing, horticulture, and tree care.

11. CREEKSIDE CONNECTION SINGLETRACK

- a) Quotation Report.
- b) Consider **resolution** accepting quotation and awarding Contract for the Creekside Connection Singletrack.

Note: This is to construct the Deer Creek, Dogwoods, Farm Junk and Flowstyle segments within the Creekside Connection Singletrack.

12. CLEAR CREEK MITIGATION BANK

- a) Consider **resolution** approving a Professional Services Agreement with Impact7G for Clear Creek Mitigation Bank – Mitigation Banking Instrument (MBI).

Note: This agreement is for the banking instrument development, establishment of the legal language and easements and 90% design of the project for the Clear Creek Mitigation Bank Phase I.

13. BONDS

- a) Consider **resolution** providing for the sale and issuance of not to exceed \$15,000,000.00 Credit Agreement Anticipation Notes and the execution of related documents.

Note: This is borrowing for the Hyatt Regency Hotel & Conference Center property improvement plan pursuant to agreements with Hyatt Franchising, LLC and Marcus Edgewater, LLC.

14. CONSULTING SERVICES AGREEMENT

- a) Consider **resolution** approving a Consulting Services Agreement with Dorand Real Estate Group for the Iowa River Landing District.

Note: This agreement is for professional consulting services to assist with construction administration of projects and tenant buildouts; property management and leasing oversight in the Iowa River Landing District and is not to exceed \$20,000.00 per month.

15. CORALVILLE HYATT REGENCY HOTEL AND CONFERENCE CENTER IMPROVEMENTS

- a) Consider **resolution** approving a Consulting Services Agreement with Benjamin West in connection with the Physical Improvements Plan at the Coralville Hyatt Regency Hotel and Conference Center.

Note: This agreement is for Benjamin West to act as purchasing agent for the Coralville Hyatt Regency Hotel and Conference Center Improvements Project and is not to exceed \$155,000.00.

16. SETTLEMENT AGREEMENT

- a) Consider **resolution** approving a Settlement Agreement between JLG Architects, ArenaCo and the City of Coralville regarding the Xstream Arena Project.

Note: This settlement agreement requires the City of Coralville pay the remaining architectural fees due under contract to JLG Architects and then JLG Architects will pay ArenaCo the sum of \$550,000.00. All parties admit no wrongdoing and release each other from further claims.

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

- a) Approve minutes for the March 8, 2022 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Sunday Sales with Outdoor Service and Sunday Sales for **Brown Deer Golf Course**: Eff. 04/12.
- c) Approve Class E Liquor License with Native Wine Permit and Sunday Sales for **Casey's General Store #2918**: Eff. 04/15.
- d) Approve payment to **Pigott, Inc.** for Coralville Public Library furniture (#34797): \$5,371.88.
- e) Approve payment to **Brecke Mechanical Contractors** to supply and install a ships ladder and support structure to access a gearmotor in the Wastewater Treatment Plant Headworks Building (#87147): \$16,771.80.
- f) Approve payment to **Country Landscapes, Inc.** for 6 jet black granite slabs, their storage and fabrication of 1 monument for the Veteran's Memorial (#0132838-IN): \$43,863.32.
- g) Approve payment to **A Tech/Freeman** for to install hardware and software for Access/CCYV for Parking & Transportation Department (#539614): \$24,723.43.
- h) Approve payment to **Holiday Outdoor Décor** for holiday light displays (#INV1055): \$17,031.82.
- i) Approve payment to **Creative Software Services, Inc.** for Brownfields Program Task 2 – Outreach website (#22698): \$78.75 (Consulting Reimbursable)
- j) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements (#1219270-4): \$14,509.28.
- k) Approve payment to **Shoemaker Haaland** for the Clear Creek Trail Connection (#021290.00-5): \$2,745.00.
- l) Approve payment to **Emmons & Oliver Resources, Inc. (EOR)** for the 5th Avenue Storm Sewer (#01147-0007-3): \$1,799.50.

- m) Approve a Water Usage Waiver for 615 4th Avenue for above average water usage due to an illegal connection for not to exceed \$832.65.
- n) Approve attendance of Shane Kron to the IACP Training Conference in Dallas, TX from October 14-19, 2022: \$1,937.75.
- o) Approve attendance of Kelly Hayworth to Meet with Congressional Representatives in Washington D.C. from March 13-15, 2022: \$1,331.52.
- p) Approve attendance of Sara Pitcher to the 2022 American Library Association Annual Conference & Exhibition in Washington D.C. from June 24-27, 2022: \$1,935.72.
- q) Approve attendance of David Gerdt to the IPMI Parking & Mobility Conference & Expo in New Orleans, LA from 7/24-27/2022: \$4,453.92.
- r) Approve Bill List for March 22, 2022.

18. City Administrator's report.

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. April Planning & Zoning Submittals ~ Dave Johnson
- 2. Executive Summary Review of the Keen Fundraising Report for the Coralville Center for the Performing Arts.
- 3. Parks & Recreation Department Report ~ Sherri Proud
- 4. City Administrator's time.