

AGENDA

6:30 PM

April 26, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, April 26, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, April 26, 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, April 26, 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. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
5. **FISCAL YEAR 2022 IOWA DOT CONSOLIDATED TRANSIT FUNDING GRANT APPLICATION ~ PUBLIC HEARING**
 - a) Public hearing on the City of Coralville Fiscal Year 2023 Iowa Department of Transportation Consolidated Transit Funding Application.
 - b) Consider **resolution** authorizing the filing of an Application with the Iowa Department of Transportation for Fiscal Year 2023 Iowa DOT State Transit Assistance and Federal Transit Administration Funding.

Note: This application is for 1.87% (approximately \$312,986.00) of formula funds from the State Transit Assistance Program; \$550,000.00 from state-wide federal operating assistance for transit; \$42,463.00 from federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons or persons with disabilities.

6. IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING

- a) Public hearing on intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of 920 E. 2nd Avenue, #110.
- b) Consider **resolution** approving the disposition of property and approving a Lease Agreement with Active Endeavors of Iowa City, Inc.

Note: This is a 10-year lease for a 5,228 sq. ft. space known as 920 E. 2nd Avenue, #110 with Active Endeavors of Iowa City, Inc.

7. LOT 1, REDHAWK SUBDIVISION, PART THREE ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of Lot 1, Redhawk Subdivision, Part Three from C-PUD 1 to C-PUD 2, and the PUD-B Site Plan.

- d) **ORDINANCE NO. 2022-1002** 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 1, 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 rezoning to a Commercial Planned Unit Development Two District will allow for a 2,368 square foot Dunkin Donuts drive-thru restaurant.

8. LOT B, HERITAGE ESTATES ~ PUBLIC HEARING

- a) Community Development Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on amending the Land Use Map for Lot B, Heritage Estates from Open Space Use to Low-Density Residential Use.
- d) **ORDINANCE NO. 2022-1003** An ordinance amending the Coralville Community Plan to reflect certain property generally known as Lot B, Heritage Estates, Coralville, Iowa to be designated Low-Density Residential Use in place of Open Space Use, for **1st consideration**.

Note: This will change the land use map for a property located south of I-80, north of 13th Street and east of 14th Street from Open Space to Low-Density Residential Use.

9. CORAL SIX SQUARE, PART ONE

- a) Community Development Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Final Plat for Coral Six Square, Part One, Coralville, Iowa.

Note: This final plat describes the right of way and alignment for future Coral Six Square Drive that will provide a secondary access for the potential expansion of the Western Hills Mobile Park.

10. LOT 2, REDHAWK SUBDIVISION, PART THREE

- a) **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 **3rd and final consideration**.
- b) Consider **resolution** approving the PUD-B Site Plan for Lot 2, Redhawk Subdivision, Part Three, Coralville, Iowa.

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.

11. BONDS

- a) Consider **resolution** authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of Taxable General Obligation Refunding Bonds, Series 2022B, and providing for the levy of taxes to pay the same.
- b) Consider **resolution** providing for the sale and issuance of General Obligation Annual Appropriation Refunding Bonds, Series 2022C and providing for the levy of taxes (subject to non-appropriation) to pay the same.

Note: This legal proceeding contains the final interest rates and prices for refinancing nine bond issues for interest rate savings. The repayment source is the City's debt service property tax levy, Oakdale TIF, 12th Avenue TIF and Mall & Highway 6 TIF.

12. FISCAL YEAR 2022 BUDGET AMENDMENT

- a) Consider **resolution** setting a public hearing for the Fiscal Year 2022 Budget Amendment.

Note: The Fiscal Year 2022 Budget needs to be amended because of bond refinancings taking place this spring and receiving ARPA funding and pursuant disbursements. The public hearing will be held May 10, 2022.

13. WATER AND SOLID WASTE RATES

- a) **Ordinance No. 2022-1004** An ordinance amending Chapter 107 of the Code of Ordinances of the City of Coralville (2011), as previously amended, by changing Water and Solid Waste Collection Fees for **1st consideration**.

Note: This ordinance will change the water rates for the minimum single-family residential customer charge; the minimum commercial or industrial customer charge and the additional usage charge for all customers for the next four fiscal years starting on July 1st of each year from 2022 until July 1, 2025. It will also increase the monthly trash collection fee for the next two years on July 1, 2022 and July 1, 2023. The rate increase amounts are listed in the memo and ordinance.

14. CLEAR CREEK AMANA COMMUNITY SCHOOL DISTRICT AGREEMENT

- a) Consider **resolution** approving a Purchase Agreement with Clear Creek Amana Community School District for a parcel to construct a new elementary school in the City of Coralville, Iowa.

Note: This agreement is for the purchase of a 30-acre parcel from the City to construct a new elementary school off the extension of Oakdale Boulevard for \$1.00 plus the rights to use some of the facilities inside the school and the fields/playgrounds outside the school.

15. EASEMENT AGREEMENTS

- a) Consider **resolution** creating utility easements on three City properties for the 1st Avenue/I-80 Diverging Interchange Project.

Note: These utility easements to move private utility companies out of the way for the 1st Avenue/Interstate 80 Interchange Project are located underground on the Trader Joes property, West Parking Ramp property and vacant lot north of the West Parking Ramp.

16. AMERICAN RESECUE PLAN ACT BENEFICIARIES

- a) Consider **resolution** designating certain beneficiaries of funding through the City's share of funding received through the American Rescue Plan Act.

Note: The following will receive a portion of the City's share of funds from the American Rescue Plan Act: the Coralville Community Food Pantry will receive \$250,000.00; the Domestic Violence Intervention Program will receive \$25,000.00; and the Center for Workers Justice will receive \$40,000.00.

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

- a) Approve minutes for the April 12, 2022 Coralville City Council Regular Meeting.
- b) Approve **new 5-Day** Class B Beer Permit for **The Chrome Horse Slophouse & Saloon**: Eff. 05/04. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- c) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Super Taco Express**: Eff. 05/13.
- d) Approve Special Class C Liquor License with Class B Wine Permit and Sunday Sales for **Winestyles Tasting Station**: Eff. 05/19.
- e) Approve payment to **The Northway Corporation** for:
 - i) Water Well #15 Test Hole (#16494) \$6,623.00
 - ii) Bailing of accumulation in Water Well #12 after brushing (#16488) \$16,225.00
 - iii) Replace Water Well #12 pitless unit pumping equipment (#16489) \$128,877.18
- f) Approve payment to **Maxson Masonry LLC** for Aquatic Center demolition and reconstruction of red glazed block walls that held lockers and shower assemblies (#47499): \$12,722.00.
- g) Approve payment to **Kiesler Police Supply** for Police Department ammunition (#SI102647): \$10,147.61.
- h) Approve the plans, specifications, estimate of cost and form of contract; ordering of bids; setting a date for the receiving of said bids; and directing posting of the bid letting for a Fire Truck: Estimate cost is between \$650,000.00 and \$700,000.00 and bids are due June 17, 2022.
- i) Approve a 3-month Extension of the License Agreement for the Coffee Emporium in the Iowa River Landing District. (This will give the parties time to negotiate a longer-term agreement. The current agreement will be extended from April 30, 2022 to July 31, 2022.
- j) Approve Bill List for April 26, 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. May Planning & Zoning Submittals ~ Dave Johnson
- 2. Discussion of Rental Permit Fees.
- 3. Library Department Report ~ Alison Ames Galstad
- 4. City Administrator's time.