

AGENDA

6:30 PM

May 10, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, May 10, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, May 10, 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, May 10, 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 May 2022 as "Bicycle Month;" May 16-22, 2022 as "Bike to Work Week" and May 2022 as "Building Safety Month."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **FISCAL YEAR 2022 BUDGET AMENDMENT ~ PUBLIC HEARING**
 - a) Public hearing on the Fiscal year 2022 Budget Amendment.
 - b) Consider **resolution** approving an Amendment to the Fiscal Year 2022 Budget.

Note: This public hearing is for the Fiscal Year 2022 Budget Amendment for revenues and expenditures which is needed because of the bond refinancings taking place this spring and receiving ARPA funding and pursuant disbursements. Detailed information can be found at Coralville City Hall.

7. LOT 1, REDHAWK SUBDIVISION, PART THREE

- a) **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 **2nd 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

- a) **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 **2nd 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. 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 **2nd 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.

10. UNION CONTRACT

- a) Consider **resolution** approving an Agreement with Public Professional & Maintenance Employees (PPME) Union, representing Police Officers effective July 1, 2022 through June 30, 2023.

Note: This agreement is for one year which will run through June 30, 2023.

11. 28E AGREEMENT

- a) Consider **resolution** approving a 28E Agreement with Johnson County regarding a Mobility Coordinator position.

Note: This agreement is for the City of Coralville's share of the full-time Johnson County Mobility Coordinator Position for one year and is not to exceed \$16,588.00.

12. CLEAR CREEK TRAIL CONNECTION PROJECT

- a) Consider **resolution** authorizing the acquisition of certain real property interests for the Clear Creek Trail Connection Project.

Note: This resolution allows the City to obtain three easements necessary for the Clear Creek Trail Connection Project and to pay compensation to the property owners for these easements.

13. CORALVILLE HYATT REGENCY HOTEL & CONFERENCE CENTER

- a) Consider **resolution** approving an Architectural Services Agreement with Kollin Altomare Architects for certain improvements to the Coralville Hyatt Regency Hotel & Conference Center.

Note: This agreement is for assisting in the guest room and lobby space upgrades at the Coralville Hyatt Regency and is not to exceed \$92,865.00.

- b) Consider **resolution** approving a Consulting Agreement with Cb5 Hospitality Consulting Group, LLC for certain improvements to the Coralville Hyatt Regency Hotel & Conference Center.

Note: This agreement is for assisting in the retail and beverage concepting and branding for the upgrades at the Coralville Hyatt Regency and is not to exceed \$47,500.00.

14. FIRST OPTION AMENDMENT TO IOWA RIVER LANDING RETAIL LEASE AGREEMENT

- a) Consider **resolution** approving First Option to Lease Agreement with Adeva Salon & Spa, Inc., for 901 E. 2nd Avenue, Suite 125.

Note: This option extends Adeva Salon & Spa, Inc.'s lease for five years ending May 31, 2027.

15. IOWA RIVER LANDING RETAIL LEASE TERMINATION AGREEMENT

- a) Consider **resolution** approving a Lease Termination Agreement with IRL Hospitality, L.L.C. (d/b/a La Vecina) and Patel Holdings, LLC. for.

Note: This will end the lease for La Vecina at 211 E. 9th Street, Suite 101 in the Iowa River Landing District and reduce the incremental tax rebates payable to Patel Holdings, LLC by \$275,000.00.

16. IOWA RIVER LANDING RETAIL LEASE

- a) Consider **resolution** of intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of 920 E. 2nd Avenue, Suite 160.

Note: DeFauw Corporation (dba Katsch Boutique) wishes to enter into a 3-year Lease Agreement 920 E. 2nd Avenue, Suite 160 in the Iowa River Landing District. The public hearing will be June 14, 2022.

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

- a) Approve minutes for the April 26, 2022 Coralville City Council Regular Meeting.
- b) Approve **new 5-Day** Class B Beer Permit for **The Chrome Horse Slophouse & Saloon:** Eff. 06/02. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- c) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Tavern Blue:** Eff. 05/19.
- d) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Holiday Inn Express:** Eff. 06/01.
- e) Approve Special Class C Liquor License (Beer/Wine) with living quarters privilege and Sunday Sales for **Country Inn & Suites:** Eff. 06/01.
- f) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Brush & Barrel:** Eff. 6/01.
- g) Approve payment to **Fisher Bros. LLC** to complete interior restoration of SpaceBowl slide, start tub and the 1st section of slide 35% deposit (#1955-473): \$16,625.00.
- h) Approve payment to **Electric Pump** for repairing and installing FLYGT3201 at the WWTP digester tank and work on pump at 3rd Avenue Lift Station (#0895980-IN): \$18,816.53.
- i) Approve payment to **Hodge Construction** or IRL Staybridge Green Roof (#327): \$53,946.50.
- j) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group, LLC to **Pappageorge Haymes Partners** for IRL Master Planning LOD's & Cad Services March 2022 (#135811): \$6,762.52.
- k) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group, LLC to **Urbn US Retail, LLC** for tenant improvement allowance (#1452): \$894,900.00.
- l) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Central Trunk Sewer – Upper Reach Design (#2) \$1,116.00
 - ii) Water Well #15 Improvements (#4) \$1,706.00
 - iii) Water Plant Filter Media Replacement (#4) \$2,381.00
 - iv) WWTP Biosolids Transfer Pump Replacement (#8) \$1,856.00
- m) Approve payment to **HR Green, Inc.** for Floodwall Study (#152261): \$2,004.50.

- n) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements (#121270-5): \$14,500.00.
- o) Approve payment to **Rally Appraisal LLC** for Appraisal of 3 properties for the Clear Creek Trail Connection (#C22C2EB26): \$6,500.00.
- p) Approve payment to **Shoemaker & Haaland** for the Clear Creek Trail Connection (#021290.00-6): \$2,745.00.
- q) Approve Change Order to **Henderson Products, Inc.** of one new 11' Munibody and Snow Plow Package to cover increased material costs as allowed per the specifications and RFP: +\$18,295.52. (Original bid was accepted on 2/9/2021 for \$114,347.00 and the total cost after the change order will be \$132,642.52.)
- r) Approve Bill List for May 10, 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. Discussion on filling Council vacancy.
- 2. Discussion on allocation of remaining ARPA funds.
- 3. City Administrator's time.