

AGENDA

6:30 PM

May 24, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, May 24, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, May 24, 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 24, 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 "Asian American and Pacific Islander Heritage Month" and June 3, 2022 as "National Gun Violence Awareness Day."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **VACANCY ON THE CITY COUNCIL**
 - a) Consider **resolution** of intent to appoint person to fill a City Council vacancy.

Note: This resolution states the City Council intends to fill the vacancy on the City Council left by Councilperson Jill Dodd's resignation on April 26, 2022 by appointment.

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 **3rd and final consideration**.
- b) Consider **resolution** approving the PUD-B Site Plan for Lot 1, Redhawk Subdivision, Part Three, Coralville, Iowa.

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 **3rd and final 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 **3rd and final 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. CLEAR CREEK AMANA COMMUNITY SCHOOL DISTRICT 28E AGREEMENTS

- a) Consider **resolution** approving a 28E Agreement with the Clear Creek Amana Community School District regarding the site development for the new school site in Coralville, Iowa.

Note: This 28E Agreement outlines the obligations of each party pertaining to the construction of street and utility improvements around the new elementary school site.

- b) Consider **resolution** approving a 28E Agreement with the Clear Creek Amana Community School District regarding shared use of the new Elementary School to be constructed in the City of Coralville, Iowa.

Note: This 28E Agreement is for the shared use of the new elementary school building and grounds to operate a Before and After School Program and to provide general recreational programming at the school site.

11. OPTION AGREEMENT

- a) Consider **resolution** approving an Option Agreement with 6 & 6th Developers, LLC.

Note: This option is for 6 & 6th Developers to purchase the “driveway” that comes from Highway 6 to the back of the 808 on 5th property for their development on the northwest corner of 6th Avenue and Highway 6. This is necessary to qualify for a Workforce Housing Tax Credit.

12. WORKFORCE HOUSING TAX CREDITS

- a) Consider **resolution** of support of the Application of 6 & 6th Developers, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This grant is for the 6 & 6th Phase I on northwest corner of 6th Avenue and Highway 6 with the City pledging in-kind support of \$1,000.00 per residential unit for 100 units.

13. WATER PLANT FILTER MEDIA REPLACEMENT

- a) Consider **resolution** setting a public hearing for the plans, specifications, estimate of cost and form of contract; ordering bids; setting a date for the receiving of said bids; and directing posting of the bid letting; all for the Water Plant Filter Media Replacement.

Note: This project will replace the filter media at the Water Plant. The public hearing will be June 14, 2022 and bids are due June 23, 2022.

14. WELL 15 IMPROVEMENTS

- a) Consider **resolution** setting a public hearing for the plans, specifications, estimate of cost and form of contract; ordering bids; setting a date for the receiving of said bids; and directing posting of the bid letting; all for the Well 15 Improvements.

Note: This project will drill a permanent Well 15 and test the well to confirm both the quality and quantity of water it can produce. The public hearing will be June 14, 2022 and bids are due June 23, 2022.

15. WASTEWATER TREATMENT PLANT BIOSOLIDS TRANSFER PUMP REPLACEMENT

- a) Consider **resolution** setting a public hearing for the plans, specifications, estimate of cost and form of contract; ordering bids; setting a date for the receiving of said bids; and directing posting of the bid letting; all for the Wastewater Treatment Plant Biosolids Transfer Pump Replacement.

Note: This project will replace pumps and associated equipment that transfer thickened wastewater sludge to the sludge storage tank at the Wastewater Treatment Plant where it is held for future application to agricultural fields. Two pumps will be included for system redundancy. The public hearing will be June 14, 2022 and bids are due June 23, 2022.

16. OAKDALE BOULEVARD EXTENSION

- a) Consider **resolution** approving a Professional Services Agreement with MMS Consultants, Inc. regarding the Oakdale Boulevard Extension.

Note: This agreement is for the design and certain construction related services for the extension of Oakdale Boulevard from Jones Boulevard west to the proposed Clear Creek Amana Community School District elementary school street intersection and for mass grading of the Oakdale Boulevard corridor through and ending just beyond the northwest corner of the school property. This agreement is not to exceed \$169,200.00.

17. INTERIOR DRAINAGE MODELING – STORMWATER PUMP STATIONS 5, 8, & 10

- a) Consider **resolution** approving an Engineering Services Agreement with HR Green, Inc. for the Interior Drainage Modeling – Stormwater Pump Stations 5, 8, & 10.

Note: This agreement is for the creation of an interior drainage model for the area served by Stormwater Pump Stations Nos. 5, 8, and 10. The agreement is not to exceed \$47,000.00.

18. COLONY FEN EROSION PROJECT

- a) Consider **resolution** approving an Engineering Services Agreement with EOR, Inc. for the Colony Fen Erosion Project.

Note: This agreement is for correcting the gullies and erosion near the Fens, stopping the Fens from dewatering and providing a plan for restoring native vegetation post project. This Agreement is not to exceed \$36,500.00.

19. BROWN DEER DECK BOARD REPLACEMENT

- a) Quotation Report.
- b) Consider **resolution** accepting quotes and approving contract with AT Construction for Brown Deer Deck Board Replacement.

Note: This project will replace deck boards, several stairway posts, steps and about a dozen deck stringers at the Brown Deer Golf Course for safety and aesthetic reasons. This is not to exceed \$66,280.00.

20. STREET NAME CHANGE

- a) Consider **resolution** changing the name of the street known as Leone Circle to Nathan Court and Nathan Court to Leone Circle.

Note: In order for the street names align with future ownership the developer desires to rename Leone Circle in Auburn Ridge to Nathan Court and Nathan Court in Auburn Ridge to Leone Circle.

21. RENTAL PERMIT FEES

- a) Consider **resolution** amending the 2022 Schedule of Rental Permit Fees to be collected pursuant to Chapter 145 of the Code of Ordinances (2011) of the City of Coralville.

Note: This amends the Rental Permit Fee schedule to a flat \$50.00 Rental Permit Fee regardless of building type or ownership in order to simplify the fee schedule and because those two factors do not affect the level of service the City provides.

22. 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: Houses into Homes will receive \$5,000.00; Neighbors helping Neighbors will receive \$2,000.00; the Johnson County Housing Trust Fund will receive \$200,000.00 and the Johnson County Direct Assistance Program will receive \$30,000.00.

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

- a) Approve minutes for the May 10, 2022 Coralville City Council Regular Meeting.
- b) Approve Taxicab Company License for **Big Ten Taxicab**: 06/01/2022 through 05/31/2023.
- c) Approve Iowa Retail Permit Applications for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/01/2022 through 06/30/2023. (See memo.)
- d) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #5977**: Eff. 06/11.

- e) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #10985**: Eff. 06/11.
- f) Approve Class B Liquor License with Sunday Sales for **Staybridge Suites**: Eff. 6/11.
- g) Approve Class C Beer Permit with Sunday Sales for **Canterbury BP Amoco**: Eff. 06/15.
- h) Approve payment to **Flashing Thunder Fireworks** for 4thFest and FryFest Fireworks (#2022-01): \$22,898.32.
- i) Approve payment to **Iowa City UNESCO City of Literature** for FY 2021-2022 Partnership Dues (\$10,000.00) and Paul Engle Prize Sponsorship (\$20,000.00): \$30,000.00.
- j) Approve payment to **Confluence** for the 5th Street Master Plan (#23476): \$4,542.73.
- k) Approve payment to **Musco Sports Lighting, LLC** for the Youth Sports Complex Soccer Fields:
 - i) Invoice #363738 \$60,969.00
 - ii) Invoice #363464 \$118,852.00
- l) Approve payment to **AT Construction** for 50% down payment due upon award of contract for Brown Deer Deck Board Replacement (2/7/2022): \$33,140.00. (The other 50% is due upon completion of the project.)
- m) Approve payment to **Smith Landscape & Design Co.** for tree order (#16640): \$10,885.00.
- n) Approve payment to **McCullough Creative** for Joint Stormwater Management Campaign – Phase Two (#INV-13451): \$18,840.00.
- o) Approve payment to **Veenstra & Kimm, Inc.** for Well No. 15 Improvements – Design Services (#3): \$1,052.00.
- p) Approve payment to **EOR, Inc.** for Central Park Project (#01147-0008-4): \$6,082.50.
- q) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements (#1219270-6)
- r) Approve Change Order #41 to **Metro Pavers, Inc.** for Coral Ridge Avenue Improvements – Holiday Road to Oakdale Boulevard: +\$63,314.88. (No actual payment involved as this is related to closing the final audit with the Iowa Department of Transportation.)
- s) Change Order with **Pierce Manufacturing** for the complete refurbishment of the current Coralville Fire Department rescue truck: +\$30,936.00. (This contract was originally approved at the 5/25/2021 Council Meeting for \$191,913.00. This change order will cover additional items not covered by the original bid that need to be repaired.)
- t) Approve bid and payment from **Star Equipment, Ltd. of Cedar Rapids, Iowa** for one new 6-ton class excavator: Not to exceed \$77,695.00. (Funds for this purchase will come from Road Use Reserves.)
- u) Approve bid and payment from **Berg Auto Corp. of Iowa City** for one 24', 20,000 lbs., tilt deck equipment trailer: Not to exceed \$16,827.00. (Funds for this purchase will come from Road Use Reserves.)
- v) Approve bid and payment from **Star Equipment, Ltd. of Cedar Rapids, Iowa** for one Compact Track Loader: Not to exceed \$62,550.00. (This will replace the Street Department's 2009 John Deere 325 skid loader. Funds for this purchase will come from Road Use Reserves.)
- w) Approve the September 2021, October 2021, November 2021 and December 2021 Treasurer's Reports.
- x) Approve Bill List for May 24, 2022.

24. City Administrator's report.

25. Mayor's report.

26. City Attorney's report.

27. Committee and Councilmember's report.

28. Motion to adjourn.