

AGENDA

6:30 PM

June 14, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, June 14, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, June 14, 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, June 14, 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. **COUNCILMEMBER APPOINTMENT**
 - a) Consider **resolution** appointing Councilmember to serve out the unexpired term of Councilmember Jill Dodds.

Note: This appoints a new Councilmember from the applicants interviewed at the June 9, 2022 Coralville City Council Special Meeting to fill out the unexpired term of Councilmember Jill Dodds.

5. **Swear in newly appointed Councilmember.**
6. **Mayor to proclaim June 20-26, 2022 as "Pollinator Week;" June 2022 as "Pride Month" and June 19, 2022 as "Juneteenth."**
7. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
8. **PRECINCT CHANGES ~ PUBLIC HEARING**
 - a) Public hearing on amending Chapter 3 of the Coralville Code of Ordinances (2011) regarding precincts.
 - b) **Ordinance 2022-1005** An Ordinance amending Chapter 3 of the Code of Ordinances (of the City of Coralville (2011) establishing new precinct boundaries, was introduced for **1st consideration**.

Note: This expands the number of voting precincts from the recently approved eight to nine as a result of Coralville's population increasing to 22,318 residents in the 2020 Census and the State requesting the changes.

9. **WATER PLANT FILTER MEDIA REPLACEMENT ~ PUBLIC HEARING**
 - a) Public hearing for the plans, specifications, estimate of cost and form of contract for the Water Plant Filter Media Replacement.

- b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract for the Water Plant Filter Media Replacement.

Note: This project will replace the filter media at the Water Plant. Bids are due June 23, 2022.

10. WELL 15 IMPROVEMENTS ~ PUBLIC HEARING

- a) Public hearing for the plans, specifications, estimate of cost and form of contract for Well 15 Improvements.
- b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract for 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. Bids are due June 23, 2022.

11. WASTEWATER TREATMENT PLANT BIOSOLIDS TRANSFER PUMP REPLACEMENT ~ PUBLIC HEARING

- a) Public hearing for the plans, specifications, estimate of cost and form of contract for the Wastewater Treatment Plant Biosolids Transfer Pump Replacement.
- b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract 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. Bids are due June 23, 2022.

12. DEVELOPMENT AGREEMENT

- a) Consider **resolution** approving a Development Agreement with Oakes Family Partnership regarding infrastructure improvements near proposed Clear Creek Amana Elementary School.

Note: This agreement outlines responsibilities for the construction of Oakdale Boulevard extension; sanitary trunk sewer line and other development guidelines.

13. TRANSFER OF FUNDS

- a) Consider **resolution** authorizing the transfer of funds.

Note: This gives the Director of Finance approval to transfer differences in the amount of net rental revenues and TIF revenues between funds and utilized for their intended budgetary purposes when they are different from their budgeted amount. The City's auditing firm and Iowa Department of Management have suggested using a resolution to accomplish this.

14. UTILITY CONNECTION FEES

- a) Consider **resolution** ratifying and approving certain Connection Fees to be collected at the time of issuance of a Building Permit.

Note: These fees are to cover the cost of inspections for connection to public water and sanitary sewer mains. There will be a water connection fee of \$791.00 and a sewer connection fee of \$300.00 for all non-single family home connections that are not specifically addressed in any existing Water and Sewer Connection Fee Districts.

15. ADMINISTRATIVE PAY SCALE

- a) Consider **resolution** approving an increase in the Administrative Pay Scale, Effective July 1, 2022.

Note: This increase of 3% on July 1, 2022 is for employees not covered by a union contract and is equivalent to the increase approved recently in union contracts.

16. IOWA RIVER LANDING RETAIL LEASES

- a) Consider **resolution** approving an Assignment and Amendment of Lease between the City of Coralville; WSTS LLC and Iowa City Wine, LLC.

Note: This transfers the Lease for Winestyles Tasting Station from WSTS LLC to the new owner Iowa City Wine, LLC. The City needs to approve any changes in the Iowa River Landing Retail Lease Agreement.

- b) Consider **resolution** approving an Assignment and Amendment of Lease between the City of Coralville; Skin Body Soul Erica Parish-Valdez, PLLC and MDJD Aesthetic Practice and Transformations, Inc.

Note: This transfers the Lease for Skin Body Soul Medspa from Skin Body Soul Erica Parish-Valdez, PLLC to the new owner MDJD Aesthetic Practice and Transformations, Inc. The City needs to approve any changes in the Iowa River Landing Retail Lease Agreement.

- c) Consider **resolution** approving Amendment No. 6 to that certain Lease Agreement with Taco Dirty to Me, LLC (d/b/a Fuzzy's Taco).

Note: This amends the lease for Fuzzy's Taco by reducing the size of the rental space and adjusting the rent accordingly.

- d) Consider **resolution** approving a License Agreement Extension with Monica Berry (d/b/a Cielo).

Note: This will extend the license with Monica Berry (d/b/a Cielo) from July 31, 2022 to September 30, 2022 under the same terms and conditions.

17. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- a) Consider **resolution** authorizing a request to amend that certain Community Development Block Grant Housing Fund Contract No. 20-HSG-010.

Note: The original grant for the Owner-Occupied Housing Exterior Rehabilitation Program provided up to \$25,000.00 per home for exterior improvements for six homes for not to exceed \$234,994.00. This amendment request will add one more home and extend the end date from August 1, 2022 to February 1, 2023 in order to provide adequate time to complete the final home. Eligible households must meet the State of Iowa's Housing Fund income guidelines.

18. BROWN DEER GOLF CLUB

- a) Consider **resolution** approving the dissolution of a Food and Beverage Operations Agreement with Bunkers at Brown Deer Golf Club LLC for Brown Deer Golf Club.
- b) Consider **resolution** approving a Food and Beverage Operations Agreement with Beer Makers, LLC for Brown Deer Golf Club.

Note: This is for an agreement approved on August 10, 2021 to manage Food and Beverage operations at Brown Deer from August 18 through December 31, 2022. The partners have dissolved their partnership so the current agreement will be revoked and Beer Makers, LLC will take over and sign a new agreement with the same contract points and expiration date.

19. Iowa City Area Development (“ICAD”) Group Update ~ President Kate Moreland and Director of Business Development Austin Korns.

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

- a) Approve minutes for the May 24, 2022 Coralville City Council Regular Meeting.
- b) Approve Class E Liquor License with Class B Wine Permit, Class C Beer Permit and Sunday Sales for **Hy-Vee #2 Gas**: Eff. 06/23.
- c) Approve Class B Liquor License with Sunday Sales for **Radisson Coralville**: Eff. 07/01.
- d) Approve Class C Liquor License with Sunday Sales for **Cheddar’s Casual Café**: Eff. 07/01.
- e) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Brush and Barrel**: Eff. 07/01.
- f) Approve Class E Liquor License with Sunday Sales for **Casey’s General Store #2779**: Eff. 07/01.
- g) Approve Class E Liquor License with Class B Wine Permit, Class C Beer Permit and Sunday Sales for **Hy-Vee Gas #1**: Eff. 07/01.
- h) Approve payment to **CR Research Group LC** for 2022 Traffic Stop Data Analysis (5/16/22): \$15,000.00.
- i) Approve payment to **Maxwell** for Watermain Repair (#MISC): \$10,545.00.
- j) Approve payment to **Trumbull Consulting** for:
 - i) Cookies & Dreams Opening Commission minus overpayment (#06012160) \$4,241.25
 - ii) Funky Zebra Signing and Opening Commission (#06012161) \$11,433.50
 - iii) Active Endeavors Signing Commission (#06012162) \$16,900.00
- k) Approve payment to **Neumiller Electric Inc.** for replace damaged custom LED IRL Banner (#27633): \$17,883.02.
- l) Approve payment to the **Iowa Department of Transportation** for white and yellow traffic and beads reflectorized spheres (#CI-0009274): \$10,084.18.
- m) Approve payment to **Stransky Concrete** for the S.T. Morrison Park sidewalk tear out and replacement (#12892): \$23,282.00.
- n) 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 April 2022 (#162435): \$3,325.01
- o) Approve payment to **Library Furniture International** for 50% deposit on Library steel shelving, casework and study nook in the Library Teen Area (#LFI QT-2937): \$47,080.00.
- p) Approve payment to **Nutri-Ject Systems, Inc.** for biosolids transfer and land application (#7648): \$30,447.44.
- q) Approve payment to **Parking, Inc.** for North Booth Parking Equipment (#35377): \$12,117.50. (This is part of an insurance settlement.)
- r) Approve payment to **Bolton & Menk, Inc.** for Creekside Park Sand Volleyball Courts (#0290814): \$7,370.00.
- s) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Central Trunk Sewer – Lower Reach Design (#1) \$24,323.83
 - ii) Central Trunk Sewer – Upper Reach Design (#3) \$41,208.08
 - iii) Water Well #15 Improvements (#5) \$974.50
 - iv) Water Plant Filter Media Replacement (#5) \$3,141.02
 - v) WWTP Biosolids Transfer Pump Replacement (#9) \$982.00
- t) Approve payment to **HR Green, Inc.** for Floodwall Study (#153006): \$342.50.

- u) Approve Change Order of +\$250.00 per vehicle for a total +\$500.00 for the addition of a remote entry module option to each vehicle and purchase of two 2021 Ford Police Interceptor Vehicles (AWD) from **Stivers Ford, Waukee, Iowa**: for the new price of \$65,906.00 total. (The State Bid approved on November 9, 2021 for each vehicle was \$32,703.00 for a total of \$65,406.00.)
- v) Approve Letter of Agreement between the City of Coralville and Johnson County Board of Supervisors in regards to assignment of voters in Census Block 191030103081004 to City and County precincts. (The annexed territory (Auburn Ridge Subdivision) within the City will be included in the Penn Township Precinct. Also voters living at the cooperative at Brown Deer Golf Course will vote at the club house.)
- w) Approve attendance of Drew Montz & Josh VanBrocklin to the Basic Crime Scene Class in Ankeny, IA from September 19-23, 2022: \$1,798.62.
- x) Approve Bill List for May 24, 2022.

21. City Administrator's report.

22. Mayor's report.

23. City Attorney's report.

24. Committee and Councilmember's report.

25. Motion to adjourn.

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

1. Draft of Pedestrian Safety Ordinance.
2. City Administrator's time.