

AGENDA

6:30 PM

July 26, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, July 26, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, July 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, July 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. **A PORTION OF LOT 3, AUDITOR'S PLAT NO. 20 (802 1ST AVENUE) ~ PUBLIC HEARING**
 - a) Community Development Department Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on rezoning of a Portion of Lot 3, Auditor's Plat No. 20 from C-2 to C-PUD 2, and the PUD-B Site Plan.
 - d) **ORDINANCE NO. 2022-1008** 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 a Portion of Lot 3, Auditor's Parcel No. 20, from C-2, Arterial Commercial 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 1,600 square foot drive-thru coffee shop and will replace the current gas station at 802 1st Avenue.

6. **LOT 7, FOLSOM'S SUBDIVISION ~ PUBLIC HEARING**
 - a) Community Development Department Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on rezoning of part of Lot 7, Folsom's Subdivision from C-2 and I-2 to C-PUD 1, and the PUD-A Site Plan.
 - d) **ORDINANCE NO. 2022-1009** 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 part of Lot 7, Folsom's Subdivision, from C-2, Arterial Commercial District and I-2 Light Industrial District, to C-PUD 1, Commercial Planned Unit Development One District, for **1st consideration**.
 - e) Consider **resolution** approving the Preliminary Plat for part of Lot 7, Folsom's Subdivision, Coralville, Iowa.

Note: This rezoning to a Commercial Planned Unit Development One District will allow for a Master Development Plan for “Gather Iowa.” “Gather Iowa” is a 12-acre redevelopment for the Southeast Commercial District Subarea.

7. ZONING CODE AMENDMENT ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on proposed changes to Chapter 165, Coralville Zoning Code.
- d) **ORDINANCE NO. 2022-1010** An ordinance amending the Code of Ordinances of the City of Coralville (2011), as previously amended, making changes to Chapter 165, the Coralville Zoning Code, for **1st consideration**.

Note: These amendments reflect changes to better facilitate and direct positive development and redevelopment in Coralville. These changes include removing the R-0, Estate Residential District; changes to comply with State Code which prohibits cities from regulating “no-impact home based businesses;” changes to comply with State Code which prohibits cities from regulating consumer fireworks sales in commercial and industrial districts; adding more detailed and comprehensive design guidelines for new commercial and industrial buildings and additions; changes to address the parking of RV’s and boats; allowing accessory structures in rear and side yards; and amendments to allow front yard setback adjustments.

8. LOT 7, CORAL RIDGE COMMERCE PARK – PHASE SEVEN

- a) **ORDINANCE NO. 2022-1006** 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 7, Coral Ridge Commerce Park – Phase Seven, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, for **3rd and final consideration**.
- b) Consider **resolution** approving the PUD-B Site Plant for Lot 7, Coral Ridge Commerce Park – Phase Seven, Coralville, Iowa.

Note: This rezoning to a Commercial Planned Unit Development Two District will allow for an 8,974 square foot restaurant and retail building and 4,770 square foot bakery restaurant.

9. PEDESTRIAN SAFETY ORDINANCE

- a) **Ordinance 2022-1007** An Ordinance amending the Coralville Code of Ordinances (2011), as previously amended, regarding pedestrian safety, was introduced for **3rd and final consideration**.

Note: This ordinance repeals Sections 41.14 and 122.12 of the Coralville Code of Ordinances (2011) and deletes and replaces Section 67.03 as requested by the Iowa Civil Liberties Union. This ordinance will prohibit pedestrians from standing in medians less than 10 feet wide in areas with a speed limit of at least 30 mph and also in business and school districts. Pedestrians will also have to use crosswalks to cross streets with 30 mph or more speed limits.

10. 9TH STREET PAVEMENT REPAIR 2022

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the Contract for 9th Street Pavement Repair 2020.
- c) Consider **resolution** approving the Contract and bond documents for 9th Street Pavement Repair R022.

Note: This project will place asphalt overlay on 9th Street between 20th Avenue and 21st Avenue.

11. SANITARY CLEANING AND CCTV AGREEMENT

- a) Bid Report.
- b) Consider **resolution** accepting bids and approving a Sewer Cleaning and CCTV Agreement.

Note: This is a 5-year agreement to provide regular cleaning and televising to determine the overall condition of the sanitary sewer system as well as to provide general preventative maintenance.

12. TOBACCO VIOLATIONS

- a) Consider **resolution** accepting the affirmative defense for the tobacco violation at Hy-Vee Gas #1 on January 27, 2022.
- b) Consider **resolution** accepting payment of \$300.00 Civil Penalty and Acknowledgement/Settlement Agreement from Shag.

Note: This is for selling cigarettes, tobacco, nicotine, or vapor products to an underage person and the first offense is a \$300.00 civil penalty. A business can use an affirmative defense once every four years to avoid the civil penalty and first offense if their employees complete the Iowa Pledge Retailer Training Program.

13. REAP GRANT APPLICATION

- a) Consider **resolution** approving an Application to the Iowa Department of Natural Resources for grant funding via the Resource Enhancement and Protection ("REAP") Program.

Note: This is for a \$100,000.00 grant with \$20,000.00 (15%) local match in cash and in kind services to help with a timber stand improvement project for the Dovetail Recreation Area and Colony Open Space.

14. JOHNSON COUNTY DIRECT CASH ASSISTANCE PROGRAM

- a) Consider **resolution** approving an Agreement with Johnson County for the use of City funds in the Direct Cash Assistance Program.

Note: This is for the City transfer of ARPA funds to support the Johnson County Direct Assistance Program with the condition they go to Coralville residents.

15. UTILITY RESILIENCE PROJECT

- a) Consider **resolution** authorizing and directing the Mayor to execute and sign that certain Iowa Department of Homeland Security and Emergency Management Subaward Agreement No. HMGP-DR-4483-0015.

Note: This grant is for \$180,000.00 in federal assistance with the state providing a \$20,000.00 match to investigate and scope the relocation of power and communications lines to front yards and underground from 5th Street north to the railroad tracks between 6th Avenue and 10th Avenue. This project detail is necessary to apply for the funding to complete this utility resilience project.

16. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- a) Consider **resolution** authorizing a request to amend that certain Community Development Block Grant ("CDBG") Program Contract No. 20-HSB-003.

Note: The original grant for the Home Buyer Assistance Program provided up to \$24,999.00 per homebuyer in down payment or closing cost assistance to purchase a home in Coralville for five buyers. Due to market conditions, it has been difficult for eligible buyers to locate affordable homes to purchase and only two buyers have been assisted. The City is requesting a contract amendment to extend the end date from August 1, 2022 to October 1, 2022 in order to provide adequate time to assist the final applicant in the program. Eligible households must meet the State of Iowa's Housing Fund income guidelines.

17. BOARDS APPOINTMENTS

- a) Motion to concur with the recommendations of Mayor Meghann Foster for the following appointments:

Citizens Community Policing Advisory Board:

Appoint Royce Peterson	820 12 th Avenue	2025
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Library Board of Trustees:

Appoint Lisa Mellecker	907 10 th Avenue	2022
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Note: Terms expire December 31st of the year listed.

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

- a) Approve minutes for the July 12, 2022 Coralville City Council Regular Meeting.
- b) Approve Iowa Retail Permit Application of **La Lupita, Inc.** for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/27/2022 through 06/30/2023.
- c) Approve **New** 5-day Class B Beer Permit with Outdoor Service for **Fry Fest**: Eff. 09/03.
- d) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Casa Azul**: Eff. 08/14.
- e) Approve Class B Liquor License with Catering Privilege and Sunday Sales for **Coralville Hyatt Regency Hotel & Conference Center**: Eff. 08/18.
- f) Approve payment to **Confluence** for the 5th Street Master Plan (#23946): \$3,441.94.
- g) Approve payment to **Yamaha Motor Finance Corp., U.S.A.** for 60 Golf Cars and 1 YU2AS BEVDLX 7 1 YU2AS Golf Car (#777050): \$48,671.00.
- h) Approve payment of Draw 8 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices: \$36,749.57. (These funds will be reimbursed from the 2022H PIP Loan at West Bank.)
- i) Approve payment of Draw 9 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices: \$52,362.99. (These funds will be reimbursed from the 2022H PIP Loan at West Bank.)
- j) Approve payment to **D & K Products**. for:
 - i) Brown Deer Golf Course supplies (#0540508-IN) \$10,808.00
 - ii) Brown Deer Golf Course supplies (#0537382-IN) \$19,660.85
 - iii) Brown Deer Golf Course supplies (#0537385-IN) \$19,834.00
- k) Approve payment to **HR Green, Inc.** for the Interior Drainage Model Pump Stations 5, 8 & 10 (#153407): \$6,989.50.
- l) Approve payment to **Impact7G** for CRANDIC Flood Mitigation Wetland Monitoring (#26641): \$2,162.88.
- m) Approve payment to **Creative Software Services, Inc.** for Brownfields (#23182): \$236.25.
- n) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements (#1219270-8): \$17,414.70.
- o) Approve payment to **Veenstra & Kimm, Inc.** for:

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| i) | Central Trunk Sewer – Lower Reach (#2) | \$16,678.73 |
| ii) | Central Trunk Sewer – Upper Reach (#4) | \$4,363.93 |
| iii) | Water Plant Filter Media Replacement (#6) | \$886.98 |
| iv) | Well 15 Improvements (#6) | \$3,733.10 |
| v) | WWTP Biosolids Transfer Pump Replacement (#10) | \$2,215.02 |
- p) Approve payment to **Sustainable Landscape Solutions** for 5th Avenue Storm Sewer (#4122): \$3,397.32.
 - q) Approve Pay Application #2 to **Grand Rail Development** for the City share of the Bridgewater Pond Sidewalk: \$15,525.00 (Final).
 - r) Approve attendance of Ellen Habel to the ICMA Conference in Columbus, OH from September 18-21, 2022: \$2,750.14.
 - s) Approve attendance of Sherri Proud to the NRPA National Conference in Phoenix, AZ from September 18-26, 2022: \$2,515.91.
 - t) Approve attendance of Amy Erickson to the NRPA National Conference in Phoenix Arizona from September 18-23, 2022: \$1,569.20.
 - u) Approve the April 2022 Treasurer's Report.
 - v) Approve Bill List for July 26, 2022.

19. City Administrator's report.

20. Mayor's report.

21. City Attorney's report.

22. Committee and Councilmember's report.

23. Motion to adjourn.

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

1. August Planning & Zoning Submittals ~ Dave Johnson
2. City Clerk Report ~ Thor Johnson
3. City Administrator's time.