

AGENDA

6:30 PM

August 9, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, August 9, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, August 9, 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, August 9, 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. **STATUS OF FUNDED ACTIVITIES ~ PUBLIC HEARING**
 - a) Presentation of Status of Funded Activities ("SOFA") for the Community Development Block Grant (CDBG) Program Contract No. 20-HSB-003.
 - b) Public hearing for the Community Development Block Grant (CDBG) Program Contract 20-HSB-003 Status of Funded Activities (SOFA).

Note: This public hearing is for the Status of Funded Activity for Coralville's Homebuyer Assistance Program. This program is administered by the East Central Iowa Council of Governments

6. A PORTION OF LOT 3, AUDITOR'S PLAT NO. 20 (802 1ST AVENUE)

- a) **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 **2nd 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.

7. LOT 7, FOLSOM'S SUBDIVISION

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

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.

8. ZONING CODE AMENDMENT

- a) **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 **2nd 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.

9. ENGINEERING SERVICES AGREEMENT

- a) Consider **resolution** approving an Engineering Services Agreement with Terracon Consultants, Inc. for the Pathry Property Monitoring Well Study.

Note: This agreement is not to exceed \$10,500.00.

- b) Consider **resolution** approving an Engineering Services Agreement with Terracon Consultants, Inc. for the 4th Avenue Place Land Assembly Phase II Environmental Assessment.

Note: This agreement is not to exceed \$15,500.00.

10. LANDSCAPE ARCHITECTURAL CONTRACT

- a) Consider **resolution** approving a Landscape Architectural Agreement with Bolton & Menk for a park at the point of Clear Creek and the Iowa River for purposes of a future grant application.

Note: This agreement is not to exceed \$20,511.00.

11. IOWA RIVER LANDING RETAIL LEASE

- a) Consider **resolution** approving Amendment No. 2 to that Certain License Agreement with Coffee Emporium, LLC.

Note: This second amendment extends the license agreement for an additional three months while the parties work on a longer-term lease.

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

- a) Approve minutes for the July 26, 2022 Coralville City Council Regular Meeting.
- b) Approve Class E Liquor License with Sunday Sales for **Smokin’ Joe’s Tobacco & Liquor Outlet #6**: Eff. 08/22.
- c) Approve Class C Beer Permit with Sunday Sales for **Trader Joe’s #728**: Eff. 09/01.

- d) Approve Class C Liquor License with Sunday Sales for **Chili's Southwest Grill**: Eff. 09/05.
- e) Approve Class B Liquor License for **Best Western Plus**: Eff. 09/01.
- f) Approve payment of Draw #10 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices: \$22,019.62 (These funds will be reimbursed from the 2022H PIP Loan at West Bank.)
- g) Approve payment to **CivicPlus** for the annual SSL Certificates and fees for the City, CCPA and Brown Deer websites (#229390): \$17,662.40.
- h) Approve payment to **Musco Lighting** for Coralville Youth Sports Complex (#19101): \$10,323.00.
- i) Approve payment to **Applied Safety** for Coralville Parking Department Stairway Evaluation (#6792219): \$11,634.36.
- j) Approve payment to the **United States Geological Survey** for Annual Streamgaging Operation and Maintenance (#90995785): \$11,110.00
- k) Approve payment to **Creative Software Services, Inc.** for Brownfields website updates (#23301): \$210.00
- l) Approve payment to **MMS Consultants, Inc.** for Oakdale Boulevard Extension (#33725): \$1,348.89.
- m) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) WWTP Biosolids Transfer Pump Replacement (#11): \$514.59
 - ii) Well 15 Improvements (#1): \$76.00
 - iii) Well 15 Improvements (#7): \$1,147.00
 - iv) Central Trunk Sewer – Upper Reach (#5): \$1,990.00
 - v) Central Trunk Sewer – Lower Reach (#3): \$15,190.97
- n) Approve Bill List for August 9, 2022.

13. City Administrator's report.

14. Mayor's report.

15. City Attorney's report.

16. Committee and Councilmember's report.

17. Motion to adjourn.

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

- 1. City Administrator's time.