

AGENDA

6:30 PM

August 23, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, August 23, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, August 23, 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 23, 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. **AUDITOR'S PARCEL NO. 0626401003 ~ PUBLIC HEARING**
 - a) Community Development Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on amending the Land Use Map for Auditor's Parcel No. 0626401003 from Corporate Campus Use, Low-Density Residential Use, Medium Density Residential Use and Open Space Use to Public/Semi-Public Use.
 - d) **ORDINANCE NO. 2022-1011** An ordinance amending the Coralville Community Plan to reflect certain property generally known as Auditor's Parcel No. 0626401003, Coralville, Iowa to be designated Public/Semi-Public Use in place of Corporate Campus Use, Low-Density Residential Use, Medium Density Residential Use and Open Space Use, for **1st consideration**.

Note: This request by the Clear Creek Amana Community School District will change the land use map for a 30-acre property located in the West Land Use Area to Public/Semi-Public Use in order to allow the development of an elementary school.

6. LOT 1, CORAL GALLERIA, PART FIVE ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the proposed PUD-B Site Plan and Final Plat of Lot 1, Coral Galleria, Part Five.
- d) Consider **resolution** approving the PUD-B Site Plan for Lot 1, Coral Galleria, Part Five, Coralville, Iowa.
- e) Consider **resolution** approving the Final Plat for Lot 1, Coral Galleria, Part Five, Coralville, Iowa.

Note: This Site Plan and Final Plat is for a 1.5-acre parcel with a 7,198 square foot multi-tenant commercial building and 48 parking stalls.

7. FOREVERGREEN HEIGHTS PHASE 1, PART 2 ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the proposed PUD-B Site Plan of Forevergreen Heights Phase 1, Part 2.
- d) Consider **resolution** approving the PUD-B Site Plan for Forevergreen Heights Phase 1, Part 2, Coralville, Iowa.

Note: This Site Plan is for a 3.5-acre parcel and includes 6 4-plexes for a total of 24 residential units.

8. FOREVERGREEN HEIGHTS PHASE 1, PART 3 ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the proposed PUD-B Site Plan of Forevergreen Heights Phase 1, Part 3.
- d) Consider **resolution** approving the PUD-B Site Plan for Forevergreen Heights Phase 1, Part 3, Coralville, Iowa.

Note: This Site Plan is for 8 acres and includes 14 4-plexes for a total of 56 residential units.

9. FOREVERGREEN HEIGHTS PHASE 2, PART 1

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Final Plat for Forevergreen Heights Phase 2, Part 1, Coralville, Iowa.

Note: This Final Plat is for Forevergreen Heights Phase 2, Part 1 located between Forevergreen Road and Dubuque Street NE.

10. 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 **3rd and final consideration**.
- b) Consider **resolution** approving the PUD-B Site Plan for Scooters, 802 1st Avenue, Coralville, Iowa.

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.

11. 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 **3rd and final consideration**.

- b) Consider **resolution** approving the PUD-A Site Plan for the Gather Iowa Development, 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.

12. 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 **3rd and final 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.

13. CORALVILLE TOWN CENTER DISTRICT DESIGN REVIEW

- a) Design Review Committee Report.
- b) Consider **resolution** approving and accepting the Exterior Design Plans for 1100 5th Street, Coralville, Iowa.

Note: This is to approve alterations to the entrance to 1100 5th Street that include a new concrete ramp and planting a tree in the landscape island to mitigate the loss of shrubs.

14. I-80 & 1ST AVENUE INTERCHANGE

- a) Consider **resolution** approving an Addendum to the Agreement No. 2021-6-093 with the Iowa Department of Transportation (“IDOT”) regarding I-80 & 1st Avenue Interchange.

Note: This Addendum is related to construction detours and perpetual maintenance responsibilities.

15. 5TH STREET IMPROVEMENTS PROJECT – 12TH AVENUE TO 20TH AVENUE

- a) Consider **resolution** authorizing acquisition of property interests for the 5th Street Improvements Project – 12th Avenue to 20th Avenue.

Note: This allows City staff to begin the acquisition process for the 5th Street Improvements between 12th Avenue and 20th Avenue.

16. WEST LAND USE CONNECTION FEES

- a) Consider **resolution** acknowledging payment in full of the West Land Use Area Connection Fees levied against Lot 8, Coral Crossing Eighth Addition, Coralville, Iowa.

Note: This is for a \$53,047.10 payment for West Land Use Area Connection Fees for Lot 8, Coral Crossing Eighth Addition.

17. CLEAR CREEK TRAIL CONNECTION

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the Construction Contract for the Clear Creek Trail Connection.

Note: This is for the Clear Creek Trail connection along the east side of Camp Cardinal Boulevard from Highway 6 to the Tom Harkin Trailhead pending Iowa Department of Transportation concurrence on the award of contract.

- c) Consider **resolution** approving Supplementary Agreement No. 1 with Shoemaker & Haaland for the Clear Creek Trail Connection.

Note: This is for additional consulting design services and adds construction survey for the Clear Creek Trail connection from Highway 6 to the Tom Harkin Trailhead for not to exceed \$29,400.00.

18. LAW ENFORCEMENT MENTAL HEALTH LIAISON

- a) Consider **resolution** approving a Memorandum of Understanding between the Johnson County Sheriff's Department, North Liberty Police Department and Coralville Police Department and CommUnity Crisis Services for a shared Law Enforcement Mental Health Liaison.

Note: This is for a shared law enforcement liaison to improve outcomes on mental health related calls for service and divert persons who need support and treatment from the emergency room and jail.

19. DESTINATION IOWA GRANT APPLICATION

- a) Consider **resolution** authorizing the submission of an Application for funding via the Destination Iowa Program.

Note: This is for a \$6,263,113.00 joint grant application with the City of Iowa City, University of Iowa, Johnson County and Think Iowa City via the Destination Iowa Program. Coralville is requesting \$2,400,000.00 of the grant to develop bicycle and small water craft amenities at the mouth of Clear Creek and the Iowa River. The City will provide a local match of 40% in the form of the \$3,900,000.00 Clear Creek Stream Mitigation Project and \$2,025,000.00 for the trail, tunnels and bridges at the I-80/1st Avenue Interchange.

20. FUNDING AGREEMENT

- a) Consider **resolution** designating certain beneficiaries of funding through the City's share of funding received through the American Rescue Plan Act.

Note: This is for \$48,000.00 of the American Rescue Plan Act (ARPA) fund the City received to United Action for Youth to provide support services to students and staff members at Northwest Junior High School.

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

- a) Approve minutes for the August 9, 2022 Coralville City Council Regular Meeting.
- b) Approve **new** Outdoor Service privilege for **Tavern Blue**: Eff. 08/24.
- c) Approve Class E Liquor License with Sunday Sales for **Kum & Go #521**: Eff. 09/15.
- d) Approve Class B Liquor License with Outdoor Service and Sunday Sales for **SpringHill Suites Coralville**: Eff. 9/15.
- e) Approve Class E Liquor License with Sunday Sales for **Hy-Vee Food Store #2**: Eff. 9/15.

- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Hy-Vee Market Grille**: Eff. 9/15.
- g) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Brick & Iron**: Eff. 9/15.
- h) Approve Class C Liquor License with Brew Pub and Sunday Sales for **Chart Room**: Eff. 09/15.
- i) Approve payment to **Utility Service Co., Inc.** for annual maintenance for the:
 - i) 1,500,000-gallon fluted column Oakdale tank (#562698) \$103,799.00
 - ii) 750,000-gallon Pedisphere South tank (#562700) \$50,935.00
- j) Approve payment to **Lexipol LLC** for Annual Law Enforcement Policy Manual, Daily Training Bulletins and Supplemental Manuals (#INVLEX10784): \$13,464.92.
- k) Approve payment to **Elliot Equipment Co.** for 65 Gallon Garbage Carts (#168499): \$10,147.80.
- l) Approve payment to **Northway Well & Pump Co.** for West Final Effluent Pump Repair (#166098): \$30,147.17.
- m) Approve payment to **Impact7G** for CCMB-MBI Clear Creek Mitigation:
 - i) Banking Instrument (25551) \$28,800.00
 - ii) Banking Instrument (#26977) \$10,595.40
 - iii) Project (#26976) \$1,124.88
- n) Approve payment to **EP Masonry** for brick masonry and cap repair at the E. 9th Street Roundabout (#158): \$9,450.00.
- o) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements (#1219270-9): \$17,416.56.
- p) Ratify attendance of Damon Spencer to Firearms Instructor School in Johnston, Iowa from August 21-26, 2022: \$1,666.20.
- q) Ratify attendance of Kelly Hayworth to Brownfields 2022 in Oklahoma City, OK from August 16-19, 2022: \$1,812.57.
- r) Ratify attendance of Dan Holderness to Brownfields 2022 in Oklahoma City, OK from August 16-19, 2022: \$1,755.57.
- s) Ratify attendance of Sarah Helmer to Brownfields 2022 in Oklahoma City, OK from August 16-19, 2022: \$1,587.95.
- t) Approve attendance of Sam Scott, Kyle Burdick and Anthony Detwiler to ILEA Basic Academy Training: \$28,768.16.
- u) Approve Bill List for August 23, 2022.

22. City Administrator's report.

23. Mayor's report.

24. City Attorney's report.

25. Committee and Councilmember's report.

26. Motion to adjourn.

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

1. September Planning & Zoning Submittals ~ Dave Johnson
2. Gather Iowa Development (Folsom's Subdivision) Discussion.
3. Community Development Department Report ~ Dave Johnson
4. City Administrator's time.