

AGENDA

6:30 PM

September 27, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, September 27, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, September 27, 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, September 27, 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 October 2022 as "Domestic Violence Awareness Month," and October 10, 2022 as "Indigenous People's Day."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **CLEAR CREEK MITIGATION BANK ~ PUBLIC HEARING**
 - a) Public hearing on an Irrevocable Letter of Credit.
 - b) Consider **resolution** taking additional action to enter into one or more Loan Agreements and/or Credit Agreements in a principal amount not to exceed \$4,000,000.00.

Note: This is for the standby letter of credit related to the Clear Creek Streambank Credit Program often referred to as the "banking instrument."

7. **COLONY FEN EROSION AND DEWATERING CORRECTION PROJECT ~ PUBLIC HEARING**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the Colony Fen Erosion and Dewatering Correction Project
 - b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract; ordering bids, setting a date for the receiving of bids; and directing posting of the bid letting; all for the Colony Fen Erosion and Dewatering Correction Project.

Note: This is for a correcting gullies and erosion, stopping dewatering and providing a plan for restoring native vegetation for the fens located on the former Colony property. Bids are due on October 18, 2022.

8. **PARCEL SOUTH OF OAKDALE BOULEVARD AND WEST OF JONES BOULEVARD ~ PUBLIC HEARING**
 - a) Community Development Report.
 - b) Planning & Zoning Commission Report.

- c) Public hearing on amending the Land Use Map for a 25.64 Acre Parcel south of Oakdale Boulevard and west of Jones Boulevard in the West Land Use Area from Mixed Use and Corporate Campus Use to Medium Density Residential Use.
- d) **ORDINANCE NO. 2022-1012** An ordinance amending the Coralville Community Plan to reflect certain property generally known as a 25.64 Acre Parcel south of Oakdale Boulevard and west of Jones Boulevard in the West Land Use Area, Coralville, Iowa to be designated Medium Density Residential Use in place of Mixed Use and Corporate Campus Use, for **1st consideration**.

Note: This request by the Oakes Family Partnership will change the land use map for a 25.64-acre property located in the West Land Use Area to Medium Residential Use in order to allow a residential townhome development between 6 and 16 dwelling units per acre.

9. AUDITOR'S PARCEL NO. 0626401003

- a) **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 **3rd and final 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.

10. ENGINEERING SERVICES AGREEMENTS

- a) Consider **resolution** approving an Engineering Services Agreement with Veenstra & Kimm, Inc. for the Kempf Lift Station Abandonment.

Note: This agreement is for engineering services required to abandon the Kempf Lift Station and 3,000 feet of force main. These utilities serve the Kempf Subdivision and a dozen residential properties along 12th Avenue which will be switched to a direct gravity sewer connecting to North Liberty's trunk sewer 650 feet to the north as agreed to with a 28E Agreement swapping sewer flows in future growth areas between Coralville and North Liberty. This agreement is not to exceed \$30,000.00.

- b) Consider **resolution** approving an Engineering Services Agreement with Veenstra & Kimm, Inc. for the Oakdale Boulevard Forcemain Improvements.

Note: This agreement is for engineering services required to construct a new force main from Brown Deer No. 4 Lift Station west along Oakdale Boulevard, through the 12th Avenue intersection to Oakdale Road, then to the west end on Oakdale Road connection to the existing gravity trunk sewer. This agreement is not to exceed \$255,000.00.

11. IOWA RIVER TRAIL – HAWKINS DRIVE TO CLEAR CREEK

- a) **Motion** to approve Pay Estimate #11 FINAL to Peterson Contractors, Inc. for the Iowa River Trail – Hawkins Drive to Clear Creek: \$30,000.00.
- b) Consider **resolution** accepting the Iowa River Trail – Hawkins Drive to Clear Creek as completed.

Note: This project constructed a trail along the Iowa River from Rocky Shore/Hawkins Drive to Clear Creek. The \$0.00 retainage is due in 30 days.

12. CORALVILLE TOWN CENTER PARKING STRUCTURE REPAIRS 2021

- a) **Motion** to approve Pay Estimate #3 FINAL to Western Specialty Contractors for the Coralville Town Center Parking Structure Repairs 2021: -\$2,654.80 (to be deducted from the retainage).
- b) Consider **resolution** accepting the Coralville Town Center Parking Structure Repairs 2021 as completed.

Note: This project repaired concrete, provided supplemental slab reinforcement, installed traffic topping and restored traffic markings for the Town Center Parking Ramp. The \$36,843.47 retainage minus the \$2,654.80 from the final pay estimate for a total of \$34,188.67 is due in 30 days.

13. WELLMARK BLUE CROSS/BLUE SHIELD

- a) Consider **resolution** approving the quotation of Wellmark Blue Cross/Blue Shield to provide health insurance coverage for City Employees.

Note: The City has received a quote for a 4.13% increase to its current premiums for calendar year 2023.

14. PROFESSIONAL SERVICES AGREEMENT

- a) Consider **resolution** approving a Professional Services Agreement with Lynch Dallas, P.C. for union negotiation and contract administration services.

Note: Lynch Dallas, P.C. has provided professional services for union and contract administration since 2014 under terms of a previous agreement with Ray and Associates which they have honored. This agreement will go up from \$11,500.00 to \$15,000.00 during negotiation years and will be \$1,000.00 less per unit with active multi-year agreements during non-negotiation years.

15. EASEMENT AGREEMENTS

- a) Consider **resolution** approving Easement Agreements with MidAmerican Energy Company for the 5th Street Improvements Project - 12th Avenue to 20th Avenue.

Note: This agreement will grant MidAmerican Energy Company two easements for electronic switchgears on City property to facilitate the project.

16. GOVERNOR'S TRAFFIC SAFETY CONTRACT

- a) Consider **resolution** approving an Agreement with the Governor's Traffic Safety Bureau for Traffic Services.

Note: The FY 2023 Highway Safety Grant is for \$15,950.00 to cover 250 overtime hours of high visibility traffic enforcement, two targeted traffic enforcement projects, two occupant protection surveys, program training and related travel, and one DPS approved preliminary breath tester (PBT).

17. FEDERAL RECREATIONAL TRAILS PROGRAM

- a) Consider **resolution** approving a Grant Application for federal monies available via the Iowa Department of Transportation Federal Recreational Trails Fund Program in connection with constructing a trailhead at future Clear Creek Point Park.

Note: This \$124,320.00 grant application is for a trailhead at future Clear Creek Point Park for both bicycle and kayak activities. The City share of this 80/20 grant will be \$31,080.00.

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

- a) Approve minutes for the September 13, 2022 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Monica's**: Eff. 10/21.
- c) Approve **new** Class C Liquor License with Outdoor Service and Sunday Sales for **Pat & Franny's, LLC**: Eff. 10/26.
- d) Approve Class C Beer Permit with Sunday Sales for **Aldi Inc. #56**: Eff. 11/01.
- e) Approve Class E Liquor License with Sunday Sales for **Keystone Liquor**: Eff. 11/01.
- f) Approve payment of Draw #12 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices: \$36,268.82. (These funds will be reimbursed from the 2022H PIP Loan at West Bank.)
- g) Approve payment to **Impact7G** for the Clear Creek Mitigation Bank:
 - i) Prospectus (#27310) \$712.44
 - ii) Mitigation Banking Instrument – MBI (#27309) \$26,078.82
 - iii) Mitigation Banking Instrument – MBI (#25551Rev) \$1,600.00
- h) Approve payment to **Confluence** for the 5th Street Master Plan
 - i) Invoice #24484 \$362.50
 - ii) Invoice #24225 \$1,579.32
- i) Approve payment to the **East Central Iowa Council of Governments (ECICOG)** for administration of CDBG 20-CVN-025 (#9840): \$412.50.
- j) Approve payment to **Fisher Bros. LLC** for interior restoration of SpaceBowl slide, start tub and the 1st section of slide at the Aquatic Center (#1955-574): \$11,875.00.
- k) Approve payment to **A1A Sandblasting (Iowa)** for wetblasting, painting and caulking of basin of Indoor Pool (#0000124): \$92,800.00.
- l) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements Project – 12th Avenue to 20th Avenue (#1219270-10): \$26,100.00.
- m) Approve payment to **Shoemaker Haaland** for Clear Creek Trail Connection (#021290.00-7): \$14,945.00.
- n) Approve payment to **EOR, Inc.** for:
 - i) 5th Avenue Storm Sewer (#01147-0007-6) \$3,214.50
 - ii) Central Park (#01147-0008-5) \$9,366.50
- o) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Brownfields Assessment Grant (#TH33452) \$6,801.25
 - ii) Former Capri/Sinclair Properties Phase I ESA (#TH33458) \$3,999.10
- p) Approve payment to **Little Village** for Coralville Public Library Advertisements (#10549): \$11,976.00.
- q) Approve payment to **EBSCO Information Services** for EBSCO Package for online resources (#1000185273.1): \$13,623.00.
- r) Accepting bids and awarding contract to **Freeman Construction, Inc.** for the Snow Removal Designated On Street Angle Parking 2022-2023: \$16,800.00.
- s) Approve Bill List for September 27, 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.