

## AGENDA

6:30 PM

October 11, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, October 11, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7<sup>th</sup> Street. This meeting will be live streamed Tuesday, October 11, 2022 at 6:30 PM and rebroadcast on Mediacom 118-8 and on-demand at [www.coralville.org/coralvision](http://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 7<sup>th</sup> Street, Coralville, Iowa or by email at [tjohnson@coralville.org](mailto:tjohnson@coralville.org) no later than 5:00 PM, Tuesday, October 11, 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](mailto: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 "A yearlong celebration of the City of Coralville's Sesquicentennial."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **IOWA RIVER LANDING LICENSE AGREEMNT ~ PUBLIC HEARING**
  - a) Public hearing on the intent to dispose of an interest in real property and alternate proposals for 920 E. 2<sup>nd</sup> Avenue, Suite 150.
  - b) Consider **resolution** approving the disposition of property and approving a License Agreement with Cielo, LLC (d/b/a Cielo).

**Note:** Cielo, LLC wishes to enter into a 3-year License Agreement for 920 E. 2<sup>nd</sup> Avenue, Suite 150 in the Iowa River Landing District. Alternate proposals were due at 10:00 AM, October 10, 2022.

7. **IOWA RIVER LANDING DEVELOPMENT AGREEMENT ~ PUBLIC HEARING**
  - a) Public hearing on the intent to dispose of an interest in real property and alternate proposals for a portion of Outlot B, Coralville Hotel and Conference Center First Addition.
  - b) Consider **resolution** approving the disposition of property and approving a Development Agreement for a portion of Outlot B, Coralville Hotel and Conference Center First Addition, Coralville, Iowa.

**Note:** This developer wishes to purchase this property in the Iowa River Landing from the City and plans to build a multifamily residential project. Alternate proposals were due at 10:00 AM, October 10, 2022.

8. **PARCEL SOUTH OF OAKDALE BOULEVARD AND WEST OF JONES BOULEVARD**
  - a) **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 **2<sup>nd</sup> 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. FITNESS SPACE RENOVATION FOR HYATT REGENCY CORALVILLE HOTEL & CONVENTION CENTER**

- a) Consider **resolution** setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Fitness Space Renovation for Hyatt Regency Coralville Hotel & Conference Center

**Note:** This is for renovating the fitness center space at the Hyatt Regency Coralville Hotel & Conference Center. The public hearing will be October 25, 2022.

#### **10. PERMANENT DRAINAGE EASEMENT AND TRAIL CROSSING AGREEMENT**

- a) Consider **resolution** approving a Permanent Drainage Easement and Trail Crossing Agreement with the Iowa City Community School District in regards to a trail crossing over the Morrison Creek Drainage Way.

**Note:** This agreement is for rights to build a trail crossing over the Morrison Creek Drainage Way and for the City maintaining the drainage way by inspecting and mowing. This will connect the trail at the Applewood Condominiums to a new proposed trail on the east side of Morrison Creek to Northwest Junior High.

#### **11. BOARD APPOINTMENT**

- a) Motion to concur with the recommendation of Mayor Meghann Foster for the following appointment:

**Citizens Community Policing Advisory Board: (NAACP Representative)**

Appoint Amy Gosnell, LISW

2025

**Note:** Terms expire December 31<sup>st</sup> of the year listed.

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

- a) Approve minutes for the September 27, 2022 Coralville City Council Regular Meeting.
- b) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Exotic India**: Eff. 11/01.
- c) Approve Class C Beer Permit with Sunday Sales for **Aldi Inc. #56**: Eff. 11/01.
- d) Approve Class E Liquor License with Sunday Sales for **Keystone Liquor**: Eff. 11/01.
- e) Approve payment to **Hardscape Solutions of Iowa, Inc.** for Hyatt Regency Coralville Hotel & Conference Center FF&E Invoice (#3020) as approved by Marcus Hotels & Resorts for Hyatt Regency Sidewalk and Entry Drive Repairs (#ENG2022-03): \$16,617.60.
- f) Approve Draw 13 payable to **BW Chicago (Benjamin West)** for Hyatt Regency Coralville Hotel & Conference Center FF&E Invoice as approved by Marcus Hotels & Resorts for Hyatt Regency Coralville Hotel & Conference Center Renovations – Model Rooms and Production (#6675-091522): \$2,005,965.00.

- g) Approve payment of Draw #14 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices: \$56,747.19. (These funds will be reimbursed from the 2022H PIP Loan at West Bank.)
- h) Approve payment to **CIT Sewer Solutions** for Coralville Sewer Cleaning and CCTV Inspection (#5505): \$29,168.22.
- i) Approve payment to **Fisher Bros. LLC** for interior restoration of SpaceBowl slide, start tub and the 1<sup>st</sup> section of slide at the Aquatic Center (#1955-568): \$19,000.00.
- j) Approve payment to **BerganKDV** for interim billing on the audit of the financial statements for the year ended June 30, 2022 (#1173235): \$36,000.00.
- k) Approve payment to **Mechanical Service, Inc.** for Progress Billing #1 to replace 3 compressors on circuit B at the Recreation Center (#29427): \$23,532.00.
- l) Approve attendance of Fatuma (Samira) Adalla to the American Public Health Association (APHA) Annual Meeting at Boston, MA from November 5-12, 2022: \$2,938.75.
- m) Approve a Funding Agreement with the Entrepreneurial Development Center, Inc. (EDC) an Iowa nonprofit corporation, for \$20,000.00 as budgeted.
- n) Accepting quotes and awarding contract to **IRT Services** for Coralville Limestone Cleaning 2022-2024: \$21,290.00.
- o) Approve Bill List for October 11, 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. Center for the Performing Arts Report ~ Evan Hilsabeck
- 2. City Administrator's time.