

AGENDA

5:00 PM to 6:00 PM

October 25, 2022

A Reception and Iowa League of Cities' Legislative Service Award Presentation for Senator Zach Wahls will be held at City Hall, 1512 7th Street on Tuesday, October 25, 2021 at 5:00 PM to 6:00 PM.

1. Iowa League of Cities' Legislative Service Award Presentation.

AGENDA

6:30 PM

October 25, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, October 25, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, October 25, 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, October 25, 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. **Zach Wahls presented with the Iowa League of Cities "Legislative Services Award."**
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 RETAIL LEASE AGREEMENT ~ PUBLIC HEARING**
 - a) Public hearing on the intent to dispose of an interest in real property and alternate proposals for 925 E. 2nd Avenue.
 - b) Consider **resolution** approving the disposition of property and approving a Lease Agreement with Coffee Emporium, LLC.

Note: Coffee Emporium, LLC wishes to enter into a 5-year Iowa River Landing Retail Lease Agreement for 925 E. 2nd Avenue in the Iowa River Landing District. Alternate proposals were due at 10:00 AM, October 10, 2022.

7. HYATT REGENCY CORALVILLE FITNESS CENTER AND OFFICE ALTERATIONS ~ PUBLIC HEARING

- 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.
- 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 Hyatt Regency Fitness Center & Office Alterations.

Note: This is for renovating the fitness center space at the Hyatt Regency Coralville Hotel & Conference Center.

8. CLEAR CREEK AMANA NEW ELEMENTARY SCHOOL 2024 ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of Parcel Number 0626401003 from R-1 to C-PUD 2, and the PUD-B Site Plan.
- d) **ORDINANCE NO. 2022-1013** 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 Parcel Number 0626401003, from R-1, Single-Family Residential 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 the Clear Creek Amana Community School District to build a new elementary school in the West Land Use Area.

9. FOREVERGREEN HEIGHTS

- a) Community Development Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Amended Preliminary Plat for Forevergreen Heights, Coralville, Iowa.

Note: This amended preliminary plat will extend Craven Drive through to Scanlon Farms Road and plat Phase 2, Parts 2 and 3 and Phase 3, Part 4 as outlots because unit types and development options are under reconsideration.

10. COLONY FEN EROSION AND DEWATERING CORRECTION PROJECT

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the Contract for the Colony Fen Erosion and Dewatering Correction Project.
- c) Consider **resolution** approving the Contract and bond documents 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 were due on October 18, 2022.

11. 4TH AVENUE PLACE DEMOLITIONS

- a) Quotation Report.
- b) Consider **resolution** accepting quotations and approving a Demolition Agreement for the demolition and tree removal at 614 and 614 ½ 4th Avenue.

Note: This is for the demolition of vacant structures and tree removal on city-owned 614 and 614 ½ 4th Avenue Place. This agreement is not to exceed \$10,700.00.

12. 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 **3rd and final 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.

13. PROFESSIONAL SERVICES AGREEMENT

- a) Consider **resolution** approving a Professional Services Agreement with Impact7G for the West Land Use Central Trunk Sewer.

Note: This agreement is for completing wetland delineation and a threatened or endangered species preliminary survey and providing regulatory coordination for an approximately 137-acre area of the proposed West Land Use Central Trunk Sewer Project. This agreement is not to exceed \$27,750.00.

14. RIDGEVIEW, PART 1

- a) Consider **resolution** accepting public improvements for Ridgeview, Part 1, Coralville Iowa.

Note: This will accept the public improvements in Ridgeview Part 1 except for sidewalks and an escrow has been submitted for the incomplete landscaping, seeding and biocells construction.

15. 9TH STREET PAVEMENT REPAIR 2022

- a) **Motion** to approve Pay Estimate #1 FINAL to L.L. Pelling Co., Inc. for the 9th Street Pavement Repair 2022: \$181,982.50.
- b) Consider **resolution** accepting the 9th Street Pavement Repair 2022 as completed.

Note: This project placed asphalt overlay on 9th Street between 20th Avenue and 21st Avenue. The \$9,578.03 retainage is due in 30 days.

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

- a) Approve minutes for the October 11, 2022 Coralville City Council Regular Meeting.
- b) Approve Class B Beer Permit with Outdoor Service and Sunday Sales for **Panchero's Mexican Grill**: Eff. 11/15.
- c) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Buffalo Wild Wings Grill & Bar**: Eff. 11/15.
- d) Approve payment to **Swift & Swift LLC** for final payment request for Housing Rehabilitation Program for 1402 12th Avenue: \$8,649.00.
- e) Approve payment to the **East Central Iowa Council of Governments (ECICOG)** for:
 - i) Coralville Food Pantry CDBG Administration Fees (#9863) \$300.00
 - ii) CDBG Housing Rehabilitation Grant Administration (#9849) \$2,925.00
- f) Approve payment to **Impact7G** for:
 - i) CCMB-MBI Clear Creek Mitigation Baking Instrument (#27733) \$43,790.65

- ii) CCMB-Prospectus Clear Creek Mitigation (#27709) \$9,087.30
- g) Approve payment to **Century Laundry Distributing, Inc.** for Hyatt Regency Coralville Hotel & Conference Center FF&E Invoice #28-027158 for dryer repairs (#ENG2022-02): \$9,202.11.
- h) Approve payment to **CIT Sewer Solutions** for Coralville Sewer Cleaning and CCTV Inspection (#5529): \$24,134.57.
- i) Approve payment to **SNI Solutions** for Biomelt AG 64 for the Streets Department (#141612): \$11,707.80.
- j) Approve payment to **Impact7G** for Year 10 of 10 Wetland Mitigation Monitoring for the CRANDIC Flood Protection project (#27606): \$2,097.83.
- k) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements (#1219270-11): \$31,924.30.
- l) Approve payment to **Streb Construction Company, Inc.** for Drury Inn west entrance patch (#201902098): \$12,618.25.
- m) Approve payment to **Terracon Consultants, Inc.** for Task-3 Site Assessments of EPA Brownfield Grant- 2022 Ground Water Monitoring (#TH46850): \$5,442.85.
- n) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Well No. 15 Improvements – General Services (#2) \$469.88
 - ii) West Land Use Central Trunk Sewer – Lower Reach Design (#5) \$1,703.75
 - iii) West Land Use Central Trunk Sewer – Upper Reach Design (#6) \$10,972.13
 - iv) Well No. 15 Improvements – Design Services (#9) \$1,647.00
- o) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Woodruff Construction** for Fuzzy Taco/IRL Management Office Buildout September Progress (Pay Application #1): \$9,675.75.
- p) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Active Endeavors** for Tenant Improvements for 920 E. 2nd Avenue, Suite 110 (#1): \$120,244.00.
- q) Approve Change Order #1: -\$4,221.00; Change Order #2: +\$24,653.00; and Pay Estimate #2: \$96,731.85; to **Cahoy Pump Service, Inc.** Change Order #1 for reducing well drill hole size and Change Order # 2 for additional development utilizing airburst percussive tooling all for Well 15 Improvements.
- r) Approve Joint Funding Agreement with the **U.S. Department of Interior, United States Geological Survey** for the operation and maintenance of 6 streamgaging stations, 1 precipitation gage and associated equipment for Fiscal Year 2023: Not to exceed \$11,501.00.
- s) Approve Bill List for October 25, 2022.

17. City Administrator’s report.

18. Mayor’s report.

19. City Attorney’s report.

20. Committee and Councilmember’s report.

21. Motion to adjourn.

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

1. November Planning & Zoning Submittals ~ Dave Johnson
2. Johnson County Mobility Coordinator Update.
3. Wastewater Department Report ~ David Clark
4. Discussion of Coralville Community Food Pantry sign request.
5. City Administrator’s time.