

AGENDA

6:30 PM

November 8, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, November 8, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, November 8, 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, November 8, 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. **HYATT REGENCY CORALVILLE FITNESS CENTER AND OFFICE ALTERATIONS**
 - a) Bid Report.
 - b) Consider **resolution** accepting bids and approving Contract for the Hyatt Regency Coralville Fitness Center and Office Alterations.

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

6. **CLEAR CREEK AMANA NEW ELEMENTARY SCHOOL 2024**
 - a) **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 **2nd 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.

7. **10TH AVENUE URBAN RENEWAL PLAN**
 - a) Consider **resolution** setting a public hearing on the 10th Avenue Urban Revitalization Plan.

Note: This is for the abatement portion of the development agreement for the 413 10th Avenue project. The public hearing will be December 13, 2022.

8. URBAN RENEWAL AREAS

- a) **ORDINANCE NO. 2022-1014** An ordinance amending Ordinance Nos. 608, 707, 2001-942, 2006-1052, 2013-1009, 2014-1007, 2017-1017 and 2020-1014 providing that general property taxes levied and collected each year on all property located within the Coralville Urban Renewal Project Area in the City of Coralville, County of Johnson, State of Iowa, by and for the benefit of the State of Iowa, City of Coralville, County of Johnson, Iowa City Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Redevelopment Project, **for 1st consideration.**

Note: This ordinance sets the base value of 3 properties in the Coralville Urban Renewal Area (Oakdale) on Crosspark Road. They are the car wash, auto parts store and a multi-tenant building.

- b) **Ordinance No. 2022-1015** An ordinance amending Ordinance Nos. 651, 706, 96-749, 96-777, 2003-969, 2013-1008, 2014-1011, 2015-1017, 2016-1019 and 2017-1015 providing that General Property Taxes levied and collected each year on all property located within the 12th Avenue Urban Renewal Project Area in the City of Coralville, County of Johnson, State of Iowa, by and for the benefit of the State of Iowa, City of Coralville, County of Johnson, Iowa City Community School District and other Taxing Districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Redevelopment Project for **1st consideration.**

Note: This ordinance sets the base value of the 413 10th Avenue project property in the 12th Avenue Urban Renewal Area.

9. AMENDMENT NO. 2 TO PURCHASE AGREEMENT

- a) Consider **resolution** approving and ratifying Amendment No. 2 to that certain Purchase Agreement with Colony, Inc.

Note: This amendment is for the last 7.5-acre parcel to be purchased by the City using Resource Enhancement and Protection (“REAP”) funds. This last REAP grant award was not known at the time of the original purchase agreement.

10. 5TH STREET PROJECT - 12TH AVENUE TO 20TH AVENUE

- a) Consider **resolution** approving a Federal Aid Agreement with the Iowa Department of Transportation for the 5th Street Project – 12th Avenue to 20th Avenue.

Note: This agreement with the Iowa Department of Transportation is for \$1,650,000.00 in federal Surface Transportation Block Grant (STBG) funds for construction of the 5th Street improvements between 12th Avenue and 20th Avenue.

11. BROWN DEER GOLF CLUB

- a) Consider **resolution** approving a Food and Beverage Operations Agreement with Beer Makers, Inc, for Brown Deer Golf Club.

Note: The City is happy with Beer Makers, Inc. management of Divots and the upper level of the clubhouse and has chosen to renew the Food and Beverage Operations Agreement at Brown Deer from 2023 through 2024.

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

- a) Approve minutes for the October 25, 2022 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Sunday Sales for **The Hawk Lounge**: Eff. 11/29.
- c) Approve Class E Liquor License with Carryout Beer & Wine and Sunday Sales for **Target Store T-1113**: Eff. 12/01.
- d) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Well 15 Improvements – Design Services (#10) \$398.00
 - ii) Well 15 Improvements – General Services (#3) \$76.00
 - iii) Well 15 Improvements – Resident Review (#1) \$1,393.00
 - iv) Central Trunk Sewer – Upper Reach (#7) \$10,274.50
 - v) Central Trunk Sewer – Lower Reach (#6) \$2,117.88
 - vi) Kempf Lift Station Abandonment (#1) \$398.00
 - vii) Oakdale Boulevard Forcemain (#1) \$4,083.13
- e) Approve payment to **Innovative Interfaces, Inc.** for Libraries Polaris software maintenance May 1, 2022-April 30, 2023 (#INV-INC30749): \$18,984.19.
- f) Approve payment to **Trumbull Consulting** for the following Iowa River Landing Retail Leases and Licenses:
 - i) Active Endeavors commission due upon opening (#06012164) \$16,900.00
 - ii) Cielo commission due upon signing & opening (#0612166) \$6,305.00
 - iii) Katsch Boutique commission due upon signing & opening (#06012165) \$12,051.00
- g) Ratify payment to **Nutri-Ject Systems, Inc.** for Biosolids Transfer and Land Application with 2% discount for paying by 11/4/2022 deadline (#7730): \$50,884.74.
- h) Approve payment to **Iowa Law Enforcement Academy** for Officers Kyle Burdick, Anthony Detwiler and Samuel Scott to attend Basic Level 1 Training School held at ILEA form 8/28/2022 to 12/16/2022 (#321965): \$19,950.00.
- i) Approve payment to **Impact7G** for:
 - i) CCMB-Prospectus Clear Creek Mitigation (#26663) \$2,024.90
 - ii) CCMB-MBI Clear Creek Mitigation Baking Instrument (#26671) \$16,209.29
- j) Approve payment to **EOR, Inc.** for the Colony Erosion and Dewatering Correction Project (#01147-0012-2): \$6,258.87.
- k) Approve payment to **Bowker Pinnacle Mechanical** for Hyatt Regency Coralville Hotel & Conference Center FF&E Invoice #6227 for supply and installation of new Grundfos pump on the domestic water system (#ENG2022-04): \$5,458.46.
- l) Approve quotation and purchase to **Henderson Products, Inc.** for one 11' Munibody, 11' Front and 7' Wing Plow, Liquid Anti-Ice: \$159,105.00. (This will replace the 2014 Freightliner #8.)
- m) Ratify attendance of Scott Larson to Brownfields 2022 in Oklahoma City, OK from August 16-19, 2022: \$1,654.50.
- n) Approve Bill List for November 8, 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.