

AGENDA

6:30 PM

November 22, 2022

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, November 22, 2022 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, November 22, 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 22, 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. **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 **3rd and final consideration**.
 - b) Consider **resolution** approving the PUD-B Site Plan for Clear Creek Amana New Elementary School 2024, Coralville, Iowa.

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.

6. 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 **2nd 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 **2nd consideration**.

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

7. STREET FINANCE REPORT

- a) Consider **resolution** approving the Fiscal Year 2022 Street Finance Report.

Note: This report itemizes the allocation of funds used to construct, repair and maintain City streets.

8. FINANCING

- a) Consider **resolution** appropriating payment of certain annual appropriation debt service instruments and directing the Finance Officer to certify tax increment financing debt to the Johnson County Auditor.

Note: The City Council is required to determine whether it will appropriate funds for bond payment by December 1st of each year.

9. INTERFUND TIF LOANS

- a) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

Note: This is a \$75,000.00 advance for financing projects from the Coralville Urban Renewal Area Tax Increment Revenue Fund.

- b) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

Note: This is a \$150,000.00 advance for financing projects from the 12th Avenue Urban Renewal Area Tax Increment Revenue Fund.

10. ENGINEERING SERVICES AGREEMENTS

- a) Consider **resolution** approving an Engineering Services Agreement with Terracon Consultants, Inc. for a Phase II Environmental Site Assessment on the former Sinclair Station and Capri Lodge.

Note: The assessment services for this agreement include evaluation of potential soil and groundwater impacts at 705, 705 ½ and 605 2nd Street that may have resulted from historic offsite operations and is not to exceed \$14,500.00.

11. IOWA RIVER LANDING RETAIL LEASE TERMINATION AGREEMENT

- a) Consider **resolution** approving a Lease Termination Agreement with CNCT, LLC (d/b/a Evolve).

Note: This will end the lease for Evolve at 901 E. 2nd Avenue, Suite 105 in the Iowa River Landing District and pay the City a \$20,965.23 termination fee and forfeit their Security Deposit of \$5,043.50.

12. Entrepreneurial Development Center (EDC, Inc.) Presentation by President and CEO Curt Nelson.

13. Inclusive Economic Development Plan Presentation by Astig Planning

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

- a) Approve minutes for the November 8, 2022 Coralville City Council Regular Meeting.
- b) Approve Special Class C Liquor License with Sunday Sales for **Huhot Mongolian Grill**: Eff. 12/15.
- c) Approve Class E Liquor License with Fills and Sells Growlers and Sunday Sales for **Kum & Go #201**: Eff. 12/15.
- d) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Pappageorge Haymes Partners** for IRL Master Planning LOD's & Cad Services September 2022 (#136183): \$1,868.76.
- e) 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 #2): \$20,858.20.
- f) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements (#1219270-12): \$31,900.00.
- g) Approve payment to **Impact7G** for:
 - i) Central Trunk Sewer Environmental Services (#28189) \$13,000.00
 - ii) CCMB-MBI Clear Creek Mitigation Baking Instrument (#28232) \$22,102.74
 - iii) CCMB-Prospectus Clear Creek Mitigation (#28261) \$1,862.88
- h) Approve payment to **Concrete PolyFix** for Conference Center entrance repairs (#2210-1909-6287): \$7,500.00.
- i) Approve payment to **JDM Concrete** for IRL South Parking Lot ADA ramp repair (#1898): \$3,500.00.
- j) Approve payment to **Hardscapes Solutions, Inc.** for:
 - i) Conference Center entrance repair (#3080) \$2,259.25
 - ii) IRL South Parking Lot ADA ramp repair (#3080) \$245.00
- k) Approve payment to **HR Green, Inc.** for Interior Drainage Modeling – Pump Stations 5, 8 & 10 (#154367): \$17334.29.
- l) Approve payment to **MMS Consultants, Inc.** for Oakdale Blvd. Extension Jones Blvd. West:
 - i) Final Design (#34693) \$12,100.00
 - ii) Storm Water Quality Design (#34693) \$2,900.00
- m) Approve payment to **The University of Iowa Grant Accounting Office** for Oakdale Boulevard Extension – Phase I Archaeological Survey (#19040100-01): \$6,497.00.
- n) Approve payment to **Shoemaker & Haaland** for the Clear Creek Trail Connection (#021290.00-8): \$28,595.00.
- o) Approve payment to **EP Masonry** for E. 9th Street Roundabout central island brick wall repairs (#167): \$7,850.00.
- p) Approve payment from CDBG Program Contract No. 20-CVN-025 funds to the **Coralville Community Food Pantry** for reimbursement of the following Commercial Kitchen Equipment:
 - i) Premium 5 Piece Pizza Oven and a Portable Wood Fired Pizza

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|-----------------------------------|------------|
| Oven from Forno Bravo (#WEB59452) | \$5,616.60 |
|-----------------------------------|------------|
- ii) Vulcan Double Deck Full Size Convection Oven; Vulcan 6 burner 36" Natural Gas Range with Standard Oven Base; and a Jackson DishStar High Temperature Undercounter Dishwasher all with 2 Year Extended Warranties from WebstaurantStore (#80124568) \$18,329.70
 - q) Approve payment to the **East Central Iowa Council of Governments (ECICOG)** for:
 - i) Coralville Food Pantry CDBG Administration Fees (#9887) \$575.00
 - ii) CDBG Housing Rehabilitation Grant Administration (#9881) \$375.00
 - r) Approve payment to **Cummins Sales & Service** for Gillig Phantom Bus repairs (#J5-99724): \$44,835.67.
 - s) Approve payment to **Bolton & Menk** for Clear Creek Point Park Master Plan (#0298838): \$3,173.00.
 - t) Approve payment to **Streb Construction Co., Inc.** for Westcor Drive west paving: \$31,791.75; and Westcor Drive east paving: \$11,154.07 (#201902104): \$42,945.82.
 - u) Approve payment to **Kilburg Equipment, LLC** for Solid Waste Department vehicle repairs (#2756): \$15,103.82.
 - v) Approve payment to **Confluence** for the 5th Street Master Plan (#24980): \$217.50.
 - w) Approve payment to **West Branch & Tipton Roofing Co. Inc. (d/b/a West Branch Roofing)** for replacement of EPDM roof system at 750 Camp Cardinal Blvd. Streets and Wastewater Office Building (#1689 1st and Final Invoice): \$63,307.00. (No retainage held.)
 - x) Approve Pay Application #1 from **Midwest Concrete, Inc.** for the Clear Creek Trail Connection: \$91,550.73.
 - y) Approve Pay Estimate #3 to **Cahoy Pump Service, Inc.** for Well 15 Improvements: \$17,785.90.
 - z) Approve Pay Estimate #2 to **Northway Well & Pump Co.** for Well 10 Recasing 2021: \$75,596.25.
 - aa) Accept quotations and approve payment to **Turfwerks of Johnston, Iowa** for one ABI Force Z23SLT Laser Level Equipment for the Parks Department: Not to exceed \$41,573.00. (This ABI unit will be used to correct and maintain infields at all sports complexes with laser level technology and funds will come from Parks Reserves and Ballfield Maintenance)
 - bb) Accept quotations and approve contract from **All Service Contracting Corp.** for Water Plant Filter #2 Media Replacement: Not to exceed \$50,928.00.
 - cc) Accept quotations and approve contract from **IITI Group** for Asbestos Abatement and Removal at 614 & 614 ½ 4th Avenue: Not to exceed \$12,735.00.
 - dd) Approve Bill List for November 22, 2022.

15. City Administrator's report.

16. Mayor's report.

17. City Attorney's report.

18. Committee and Councilmember's report.

19. Motion to adjourn.

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

1. December Planning & Zoning Submittals ~ Dave Johnson
2. Parking & Transit Department Report ~ Vicky Robrock
3. City Administrator's time.