

AGENDA

6:30 PM

January 24, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, January 24, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, January 24, 2023 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, January 24, 2023. 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 January as "Human Trafficking Prevention and Awareness Month."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **STATE REVOLVING LOAN APPLICATION ~ PUBLIC HEARING**
 - a) Public hearing on an Environmental Information Document for the West Land Use Central Trunk Sewer project.
 - b) **Motion** to receive, approve and place on file an Environmental Information Document for the West Land Use Central Trunk Sewer Project.

Note: This public hearing is for the review and making comments on an Environmental Information Document as required by the Iowa Department of Natural Resources for receiving money through the State Revolving Funds (SRF) program.

7. **WEST LAND USE CENTRAL TRUNK SEWER PHASE 1 TREE FELLING PROJECT ~ PUBLIC HEARING**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the West Land Use Central Trunk Sewer Phase 1 Tree Felling 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 West Land Use Central Trunk Sewer Phase 1 Tree Felling Project.

Note: The trees for the upcoming West Land Use Central Trunk Sewer Phase 1 Project need to be dropped ahead of the April 1st Indiana Bat deadline that limits tree clearing.

8. **WESTCOR BUSINESS PARK, PART 14, PARCEL #0635276007 ~ PUBLIC HEARING**
 - a) Community Development Department Report.
 - b) Planning & Zoning Commission Report.

- c) Public hearing on rezoning of Westcor Business Park, Part 14, Parcel #0635276007 from I- PUD 1 to C-PUD 2, Final Plat and the PUD-B Site Plan.
- d) **ORDINANCE NO. 2023-1002** 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 Westcor Business Park, Part 14, Parcel #0635276007, from I- PUD 1, Industrial Planned Unit Development One 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 construction of a 65,028 sq. ft., 4-story, 139-room hotel and 3,600 sq. ft., 1-story retail building on WestCor Drive.

9. FISCAL YEAR 2024 BUDGET – MAXIMUM LEVY

- a) Consider **resolution** setting a public hearing date on the total maximum property tax dollars for the Fiscal Year 2024.

Note: This will set the total maximum property tax dollars hearing for Fiscal Year 2024 as required by the State of Iowa. This hearing is an additional step in the budget process created by legislation passed during the 2019 legislative session. The public hearing is February 14, 2023.

10. URBAN RENEWAL PLAN AMENDMENTS

- a) Consider **resolution** setting a date for consultation and a date for public hearing on Amendment No. 14 to the Mall & Highway 6 Urban Renewal Plan.

Note: This amendment will add the \$450,000.00 Forgivable Loan Agreement with Viewpoint Molecular Targeting, Inc. to the list of Urban Renewal Projects. Consultation will be January 31, 2023 and the public hearing will be held on February 14, 2023.

- b) Consider **resolution** setting a date for consultation and a date for public hearing on Amendment No. 11 to the Coralville Urban Renewal Plan.

Note: This amendment will add the property needed to construct the Oakdale Boulevard extension to the Clear Creek Amana Community School District elementary school to the Urban Renewal Area and also add the Oakdale Boulevard extension construction project to the list of Urban Renewal Projects. Consultation will be January 31, 2023 and the public hearing will be held on February 14, 2023.

11. CLEAR CREEK MITIGATION BANK

- a) **Ordinance No. 2023-1001** An ordinance authorizing the City of Coralville to engage in offering the sale of streambank mitigation credits to public and private entities pursuant to Chapter 23A of the Code of Iowa, for **1st consideration**.

Note: This ordinance allows the City to sell credits in the future to both public and private entities.

12. WESTCOR DRIVE EXTENSION

- a) Consider **resolution** accepting public improvements constructed for the WestCor Drive Extension, Coralville, Iowa.

Note: This will approve the paving, curb, storm sewer, sanitary sewer and water main for the WestCor Drive Extension connecting the western and eastern parts of WestCor Drive south of Highway 6.

13. OAKDALE BOULEVARD EXTENSION

- a) Consider **resolution** setting a public hearing on the plans, specifications, estimate of cost and form of contract for Oakdale Boulevard Extension.

Note: The project will extend Oakdale Boulevard west of Jones Boulevard. The public hearing will be February 14, 2023.

14. FF&E WAREHOUSING, DELIVERY AND INSTALLATION AGREEMENT

- a) Consider **resolution** approving an FF&E Warehousing, Delivery and Installation Agreement with AW2 Logistics for the Renovation of the Hyatt Regency Coralville Hotel & Conference Center.

Note: This agreement to store and deliver materials for the Hyatt Regency Coralville Hotel & Conference Center is not to exceed \$720,476.50.

15. COMMISSION APPOINTMENTS

- a) Motion to concur with the recommendations of Mayor Meghann Foster for the following appointments:

Arts Commission:

Ann Burton	640 Highland Park Ave.	2025
Carrie Houchins-Witt	735 Forest Edge Drive	2025
Chloe Angyal	1507 Winterpark Drive	2025

Planning & Zoning Commission: (Partial Term)

Reappoint Paul Arens	3004 Wind Ridge Ct.	2026
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Note: Terms expire December 31st of the year listed.

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

- a) Approve minutes for the January 10, 2023 Coralville City Council Regular Meeting.
- b) Approve and ratify the State of Iowa 2022 Annual Financial Report for the City of Coralville.
- c) Approve **new** Iowa Retail Permit Applications of **Nile Valley Market** for Cigarette/Tobacco/Nicotine/Vapor: Eff. 01/25/2023 through 06/30/2023.
- d) Approve **new** Class C Retail Alcohol License with Outdoor Service for **Barrel House Coralville, LLC**: Eff. 04/15.
- e) Approve **new** Class C Retail Alcohol License with Outdoor Service and Catering for **Jethros BBQ Iowa City**: Eff. 03/01.
- f) Approve Special Class B Native Wine License and **new** Premises Updates Amendment for **Bits & Pieces**: Eff. 2/24. (Moved out of Coral Ridge Mall to 119 2nd Street, Suite 300)
- g) Approve payment to **RMB Co., Inc.** for final billing for the Coralville Library Boiler Flue Project (#11594): \$25,964.00.
- h) Approve payment to **Impact7G** for:
 - i) CRANDIC Flood Wetland Mitigation Monitoring (#28840) \$2,408.75
 - ii) West Land Use Central Trunk Sewer – 2022 (#28902) \$7,775.00
 - iii) CCMB-MBI Clear Creek Mitigation Banking Instrument (#28873) \$5,909.85
- i) Approve payment to **Racom Corporation** for police vehicle equipment and installation (#22INV1078): \$11,565.47.

- j) Approve payment to **Workspace** for final payment minus the 50% deposit on Library Furniture and Equipment for the Teen Area (\$29,368.00); west end of the Adult Reference and Public Computer Area (\$27,619.00); Café Space (\$16,280.00); and some shared public staff workstations (\$9,858.00) (#65531): \$41,562.29.
- k) Approve payment to the **East Central Iowa Council of Governments (ECICOG)** for the CDBG Housing Rehabilitation Administration (#9955): \$75.00.
- l) Approve payment to **Dan's Overhead Doors 1** for 750 Camp Cardinal Blvd. garage doors #3 & #4 replacement (#546734); \$21,328.00.
- m) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Woodruff Construction** for Fuzzy Taco/IRL Management Office Buildout November Progress (Pay Application #4): \$6,144.85.
- n) 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 November 2022 (#136303): \$2,512.50.
- o) Approve Change Order #1: +\$4,212.50; and Pay Estimate #1: \$165,825.12; to **Triple B** for Colony Fen Erosion and Dewatering Correction Project.
- p) Approve attendance of Nick Houg to ILandscapes in Schaumburg, IL from January 31-February 3, 2023: \$1,052.00.
- q) Approve attendance of Dave Kabel to the International Erosion Control Association Conference in Kansas City, MO from February 3-8, 2023: \$2,876.10.
- r) Approve attendance of Kron, Nicholson, Bender, Droll and Roehler to the National Officer Memorial Induction of Police Sergeant John Williams in Washington, D.C. from May 12-17, 2023: \$13,085.00. (Iowa COPS will reimburse the department for flight and lodging expenses. Anticipated cost to the City is \$2,460.00.)
- s) Approve Bill List for January 24, 2023.

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. February Planning & Zoning Submittals ~ Dave Johnson
2. 1st Avenue/Dubuque Street Speed Limit Discussion
3. Bond Refinancing Discussion ~ Tim Oswald
4. Fiscal Year 2024 Budget Discussion.
5. Human Resource/Risk Management Report ~ Mike Funke
6. City Administrator's time.