

## AGENDA

6:30 PM

February 14, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, February 14, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7<sup>th</sup> Street. This meeting will be live streamed Tuesday, February 14, 2023 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, February 14, 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](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 February 2023 as “Black History Month;” March 2023 as “Women’s History Month” and March 8, 2023 as “International Women’s Day.”**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **URBAN RENEWAL PLAN AMENDMENTS ~ PUBLIC HEARING**
  - a) Consultation Report.
  - b) Public hearing on Amendment No. 14 to the proposed Amended and Restated Mall & Highway 6 Urban Renewal Plan.
  - c) Consider **resolution** approving Amendment No. 14 to the Amended and Restated Mall & Highway 6 Urban Renewal Plan for the Mall & Highway 6 Urban Renewal Area.
  - d) Consider resolution approving a Development Agreement with Viewpoint Molecular Targeting, Inc. for the relocation of its business to 4125 WestCor Court.

**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.

- e) Consultation Report.
- f) Public hearing on Amendment No. 11 to the proposed Amended and Restated Coralville Urban Renewal Plan.
- g) Consider **resolution** approving Amendment No. 11 to the Amended and Restated Coralville Urban Renewal Plan for the Coralville Urban Renewal Area.

**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.

## 7. 3921 2<sup>ND</sup> STREET MORTGAGE ~ PUBLIC HEARING

- a) Public hearing on entering into a mortgage with First Interstate Bank for 3921 2<sup>nd</sup> Street.
- b) Consider **resolution** approving entering into a mortgage with First Interstate Bank for property generally referred to a 3921 2<sup>nd</sup> Street.

**Note:** The purpose of this mortgage on City property is to protect the developer's lender, First Interstate Bank, from any mechanics' liens before the developer and City enter into a development agreement and it will lock in an interest rate with the developer's lender.

- c) Consider **resolution** approving an Agreement with West Coralville Investment, LLC for a proposed Economic Development Project at 3921 2<sup>nd</sup> Street.

**Note:** The agreement with West Coralville Investment, LLC outlines terms for the City attaching a mortgage on a 42-acre parcel of City property generally referred to as 3921 2<sup>nd</sup> Street and receiving a \$200,000.00 letter of credit to secure performance on the development or to be used by the City in the event of a default.

## 8. IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING

- a) Public hearing on the disposal of an interest in real property and alternate proposals for the leasing of 211 E. 9<sup>th</sup> Street, Suite 135, Coralville, Iowa.
- b) Consider **resolution** approving the disposition of property and approving a Lease Agreement with Blue Agave City, LLC.

**Note:** The owners of the Blue Agave Mexican Restaurant wish to enter into a 10-year Lease Agreement with two five-year options to renew for 211 E. 9<sup>th</sup> Street, Suite 135 in the Iowa River Landing District (formerly La Vecina).

## 9. OAKDALE BOULEVARD EXTENSION

- a) Consider **resolution** resetting 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 28, 2023 pending final environmental permit clearance.

## 10. CENTRAL TRUNK SEWER PHASE 1

- a) Consider **resolution** setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Central Trunk Sewer Phase 1.

**Note:** Phase 1 of the Central Trunk Sewer project will build a trunk sewer from the Clear Creek Amana Community School District new elementary school site to Highway 6. The public hearing will be February 28, 2023 pending final environmental permit clearance.

## 11. TIMBER STAND IMPROVEMENT PROJECT – DOVETAIL AND COLONY

- a) Quotation Report.
- b) Consider **resolution** approving quotation and awarding a Contract for the Timber Stand Improvement Project – Dovetail and Colony.

**Note:** This is for the removal of invasive species in the timber areas at Dovetail Recreation Area and the Colony Open Space. This project is made possible by a Resource Enhancement and Protection (REAP) grant.

## 12. FISCAL YEAR 2024 BUDGET – MAXIMUM LEVY

- a) Motion to table the **resolution** setting a public hearing date on the total maximum property tax dollars for the Fiscal Year 2024 until February 28, 2023.

**Note:** This is for setting 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 will be set for March 14, 2023.

## 13. 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 **2<sup>nd</sup> consideration**.

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

## 14. WESTCOR BUSINESS PARK, PART 14, PARCEL #0635276007

- a) **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 **2<sup>nd</sup> 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.

## 15. HYATT REGENCY CORALVILLE HOTEL & CONFERENCE CENTER

- a) Consider **resolution** approving an Agreement with M.A. Mortenson Company to perform renovation of the rooms at the Hyatt Regency Coralville Hotel & Conference Center.

**Note:** This agreement is for M.A. Mortenson Company to make upgrades to the Hyatt Regency Coralville Hotel & Conference Center and is not to exceed \$6,789,777.00.

## 16. UTILITY RESILIENCE PROJECT

- a) Consider **resolution** approving Supplemental Agreement No. 1 with Stanley Consultants, Inc. to provide continued assistance the Utility Resilience Project.

**Note:** This supplemental agreement will allow Stanley Consultants to continue helping the City with the scope of the Utility Resilience Project through March 2023 for not to exceed \$10,000.00.

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

- a) Approve minutes for the January 24, 2023 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Outdoor Service and Sunday Sales for the **Vine**
- c) **Tavern & Eatery**. Eff. 3/1.
- d) Approve Class C Liquor License with Sunday Sales for **Longhorn Steakhouse #5483**. Eff. 3/1.
- e) Approve payment to **All Service Contracting Corp.** for Water Plant Filter #2 Media Replacement (#222606-1): \$50,928.00.

- f) Approve payment to **Mississippi Valley Pump, Inc.** for Ebara Pump repairs for Wastewater (#14460): \$12,121.00.
- g) Approve payment to **Republic Services #897** for Waste/Recycling pickup and overages (#0897-000981326): \$10,254.63.
- h) Ratify payment of Draw #17 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices: \$879,111.00. (These funds will be reimbursed from the 2022H PIP Loan at West Bank.)
- i) Approve payment to **Emmons & Olivier Resources, Inc. (EOR)** for Colony Fen Erosion Repair (#01147-0012-1): \$28,714.13.
- j) Approve payment to **Iowa-Illinois Taylor Insulation, Inc. (IITI)** for asbestos abatement at 614 & 614 ½ 4<sup>th</sup> Avenue (#22023531): \$12,735.00.
- k) Approve payment to **Stanley Consultants, Inc.** for BRIC Application Utility Resilience Assistance (#0244269): \$10,000.00.
- l) Approve payment to **MMS Consultants, Inc.** for Oakdale Blvd Extension Jones Blvd West (#35249): \$15,000.00.
- m) Approve payment to **Veenstra & Kimm, Inc.** for:
  - i) Kempf Lift Station Abandonment – Design Services (#3) \$995.00
  - ii) Oakdale Boulevard Force Main Impr. – Design Services (#4) \$1,194.00
  - iii) West Land Use Central Trunk Sewer – Lower Reach (#9) \$878.59
  - iv) West Land Use Central Trunk Sewer – Upper Reach (#10) \$35,072.37
  - v) Well 15 Improvements – Design Services (#12) \$199.00
- n) Ratify the Accounting Services Agreement: not to exceed \$10,000.00; and Change Order: not to exceed +\$7,500.00; with **Abdo Financial Solutions** and approve payment for accounting services needed to research 2021/2022 bank reconciliation issues (#466516): \$10,732.50.
- o) Approve Loan Recipient Acceptance for SRF loan WRR16-004: IRL Xtream Arena Green Roof, IRL Staybridge Suites Green Roof and the Colony Fen Complex Land Acquisition and Management Plan.
- p) Approve quotation and payment to **Schimberg Co.** for water main materials for Phase 1 of the 5<sup>th</sup> Street Improvements – 12<sup>th</sup> Avenue to 20<sup>th</sup> Avenue: \$97,615.38.
- q) Accept bids and approve payment to **Stew Hansen Dodge, Des Moines, Iowa** for one 2023 Chrysler Pacifica: \$36,313.50. (This is the State of Iowa bid and this is part of the normal Police Department fleet rotation.)
- r) Accept bids and approve payment to **Stivers Ford, Waukee, Iowa** for 3 2023 Ford Police Interceptor Vehicles with AWD and select options: \$129,876.00. (This is the State of Iowa Bid and each vehicle is \$43,292.00.)
- s) Approve attendance of Jon Hines to the NBA Show 2023 at the Las Vegas Convention Center from April 15-19, 2023: \$1,779.56.
- t) Approve the July 2022, August 2022 and September 2022 Treasurer's Reports.
- u) Approve Bill List for February 14, 2023.

**18. City Administrator's report.**

**19. Mayor's report.**

**20. City Attorney's report.**

**21. Committee and Councilmember's report.**

**22. Motion to adjourn.**