

AGENDA

6:30 PM

February 28, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, February 28, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, February 28, 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, February 28, 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 award a Certificate of Appreciation to Harry's Custom Trophies for their significant contributions to the Community.**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **OAKDALE BOULEVARD EXTENSION ~ PUBLIC HEARING**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the Oakdale Boulevard Extension.
 - 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 Oakdale Boulevard Extension

Note: The project will extend Oakdale Boulevard west of the Jones Boulevard Roundabout to its intersection with the Crossing Ridge Driver project to be constructed by the Clear Creek Amana Community School District to access the new elementary school.

7. WEST LAND USE CENTRAL TRUNK SEWER PHASE 1 ~ 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.
- 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 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 the northwest corner of Highway 6 and Lucas Avenue.

8. 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 March 14, 2023.

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 March 28, 2023.

9. 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 **3rd and final consideration**.

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

10. 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 **3rd and final consideration**.
- b) Consider **resolution** approving the PUD-B Site Plan for Westcor Business Park, Part 14, Parcel #0635276007, Coralville, Iowa.
- c) Consider **resolution** approving the Final Plat for Westcor Royals Jas & Diya Subdivision, Coralville, Iowa.

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.

11. SUMMIT HILLS

- a) Consider **resolution** approving an Amendment to that Development Agreement with Blue Sky Developers for Summit Hills, Coralville, Iowa.

Note: This Amendment is necessary based on the growing costs of building materials and the rising interest rate market. The developer will be required to have three houses for sale at all times and make attempts to sell the houses. If they cannot sell the Developer will be allowed to lease these units until they can be sold.

12. UNDERWRITING ENGAGEMENT LETTER

- a) Consider **resolution** approving an Underwriting Engagement Letter and Disclosures from D.A. Davidson & Co.

Note: This is for D.A. Davidson & Co. underwriting services and required disclosures for Coralville's proposed offering and issuance of bonds in 2023.

13. LOAN AGREEMENTS

- a) Consider **resolution** to fix a date for a public hearing on General Obligation Essential Corporate Purpose Loan Agreements.

Note: This is for entering into one or more loan agreements in the principal amount of not to exceed \$55,000,000.00 for the purpose of refund all or a portion of outstanding Taxable General Obligation Bonds, Series 2018E and its Taxable General Obligation Urban Renewal Funding Loan Note, Series 2018I.

14. UTILITY RESILIENCE PROJECT

- a) Consider **resolution** approving an Amendment No. 1 to Subaward Agreement No. HMGP-GR-4483-0015 with the Iowa Department of Homeland Security and Emergency Management for the Utility Resilience Project.

Note: This amendment will allow the Iowa Department of Homeland Security and Emergency Management to continue providing advanced assistance with the exploration and development of the Utility Resilience Project until July 11, 2025 for no additional cost.

15. COMMUNITY DEVELOPMENT BLOCK GRANT (COVID-19) PROGRAM CONTRACT 20-CVN-025

- a) Consider **resolution** setting a public hearing for the Community Development Block Grant (CDBG-CV) Program Contract 20-CVN-025 Status of Funded Activities (SOFA).

Note: This public hearing is for the Status of Funded Activity for the purchase of commercial kitchen equipment for the Coralville Community Food Pantry and is administered by the East Central Iowa Council of Governments. The public hearing will be March 14, 2023.

16. COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING FUND PROGRAM CONTRACT 20-HSG-010

- a) Consider **resolution** authorizing a request to amend that certain Community Development Block Grant Housing Fund Contract No. 20-HSG-010.

Note: The original grant for the Owner-Occupied Housing Exterior Rehabilitation Program provided up to \$25,000.00 per home for exterior improvements for six homes for not to exceed \$234,994.00. This amendment will extend the end date from February 1, 2023 to June 30, 2023 in order to provide adequate time to complete the rehabilitation of two homes due to difficulty in getting bids and winter weather delays in construction. Eligible households must meet the State of Iowa's Housing Fund income guidelines.

17. 5TH STREET IMPROVEMENTS – 12TH AVENUE to 20TH AVENUE

- a) Consider **resolution** approving Supplemental Agreement #1 with Shive-Hattery, Inc. for 5th Street Improvements – 12th Avenue to 20th Avenue.

Note: This Supplemental Agreement is for additional engineering services not covered by the original Engineering Services Agreement and is not to exceed \$52,035.00.

18. OAKDALE BOULEVARD EXTENSION

- a) Consider **resolution** approving Amendment No. 1 to a Professional Services Agreement with MMS Consultants, Inc. for Oakdale Boulevard Extension.

Note: This Amendment is for additional design phase consulting services for the Oakdale Boulevard Extension that are beyond the scope of the original Professional Services Agreement for not to exceed \$35,800.00.

19. IOWA RIVER LANDING RETAIL LEASE

- a) Consider **resolution** of intent to dispose of an interest in real property and solicit alternate proposals for the leasing of 211 E. 9th Street, Suite 130, Coralville, Iowa.

Note: The owners of the The Gym at Iowa River Landing wish to enter into a 5-year Lease Agreement with one five-year option to renew for 211 E. 9th Street, Suite 130 in the Iowa River Landing District. Alternate proposals are due March 27, 2023 and the public hearing will be March 28, 2023.

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

- a) Approve minutes for the February 14, 2023 Coralville City Council Regular Meeting.
- b) Ratify the State of Iowa 2022 Annual Financial Report for the City of Coralville.
- c) Approve **new** Class E Iowa Retail Permit Application of **Casey's #4368** for Cigarette/Tobacco/Nicotine/Vapor: Eff. 03/01/2023 through 06/30/2023.
- d) Approve **new** Class E Retail Alcohol License and enrollment in the Automatic Renewal Program for **Casey's #4368**: Eff. 03/27. (Casey's has purchased DeliMart #4 on 1st Avenue,)
- e) Approve Class C Retail Alcohol License for **Si Senior Two Inc.**: Eff. 03/08.
- f) Approve Class C Retail Alcohol License with Outdoor Service for **Quinton's Bar & Deli**: Eff. 3/15.
- g) Approve Class E Retail Alcohol License for **Kum & Go #524**: Eff. 3/15.
- h) Approve Class C Retail Alcohol License for **Drury Inn & Suites – Coralville**: Eff. 3/15.
- i) of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Pappageorge Haymes Partners** for IRL Master Planning, LOD's & CAD Service December 2022 (#136328): \$1,859.38.
- j) Ratify payment to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices (These funds will be reimbursed from the 2022H PIP Loan at West Bank.):
 - i) Draw #15 \$42,010.00
 - ii) Draw #16 \$628,971.00
- k) Approve payment to the **Johnson County Auditor** for Coralville's share of the USGS Study on water withdrawals from the Silurian Aquifer – 2020 through 2045 (2/1/2023): \$9,940.00. (The total cost of the study is \$463,700.00 over four years with the USGS funding \$153,000.00. The Silurian Aquifer covers a large section of Eastern Iowa including Coralville.)
- l) Approve payment to **Schimberg Co.** for Water Main Materials for Phase I of the 5th Street Improvements – 12th Avenue to 20th Avenue (#8260039-00A): \$97,615.38.
- m) Approve payment to **Mechanical Service** for the Indoor Pool Desert Aire:
 - i) Checking Leak on Circuit A (#SI2184055) \$34,040.84
 - ii) Replace Circuit B Compressors (#SI2184059) \$34,838.05
- n) Approve payment to **Impact7G** for Central Trunk Sewer Design – Environmental Permitting (#29207): \$6,275.00.
- o) Approve payment to **Stevens Erosion Control, Inc.** for installation of filter sock behind Casey's for the 5th Street Improvements – 12th Avenue to 20th Avenue (#13075): \$1,541.25.
- p) Approve payment to **Veenstra & Kimm, Inc.** for Misc. Water System Consulting on Residential Booster Pumps (#1): \$398.00
- q) Approve Surcharge from **Killburg Equipment, LLC.** for one 2023 Freightliner M2 106 with Leach 25CY Alpha III rear loader for the Solid Waste Department: for not to exceed \$3,800.00. (This vehicle was approved on February 22, 2022 for not to exceed \$193,765.00 which has a trade-in value for one of our vehicles of \$15,000.00 that has been figured into the quote.)

- r) Approve Materials Testing Proposal (Concrete) for 2023 Construction Season from **Shive-Hattery, Inc.**
- s) Accepting quotations and approving the quote from BWC, Inc. for the Central Trunk Sewer Tree Felling Phase 1: for not to exceed \$38,694.10.
- t) Approve attendance of Spencer Culver to Arson/Fire Investigator School in Johnston, Iowa from May 7-19, 2023: \$2,075.20.
- u) Approve the October 2022, November 2022 and December 2022 Treasurer's Reports.
- v) Approve Bill List for February 28, 2023.

21. City Administrator's report.

22. Mayor's report.

23. City Attorney's report.

24. Committee and Councilmember's report.

25. Motion to adjourn.

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

- 1. March Planning & Zoning Submittals ~ Dave Johnson
- 2. Iowa City Community School District Preschool Presentation.
- 3. Parks & Recreation Department Report ~ Sherri Proud
- 4. City Administrator's time.