

AGENDA <AMENDED>

6:30 PM

April 23, 2019

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held at City Hall, 1512 7th Street on Tuesday, April 23, 2019 at 6:30 PM Recorded webcasts of Coralville City Council Meetings are available online at www.coralville.org/coralvision.

1. **Call to order.**
2. **Roll call.**
3. **Approve agenda.**
4. **Mayor to proclaim April 27, 2019 as “Arbor Day.”**
5. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
6. **FISCAL YEAR 2020 IOWA DOT CONSOLIDATED TRANSIT FUNDING GRANT APPLICATION ~ PUBLIC HEARING**
 - a) Public hearing on the City of Coralville Fiscal Year 2020 Iowa Department of Transportation Consolidated Transit Funding Application.
 - b) Consider **resolution** authorizing the filing of an Application with the Iowa Department of Transportation for Fiscal Year 2020 Iowa DOT State Transit Assistance and Federal Transit Administration Funding.

Note: This application is for 1.87589753% (approximately \$276,297.00) of formula funds from the State Transit Assistance Program; \$406,203.00 from state-wide federal operating assistance for transit; \$31,780.00 from federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons or persons with disabilities.

7. **LOT 1, CROSSING COMMONS, PART TWO (COMMONS AT ENGLISH GLYNN) ~ PUBLIC HEARING**
 - a) Building Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on the PUD-B Site Plan for Lot 1, Crossing Commons, Part Two.
 - d) Consider **resolution** approving the PUD-B Site Plan for Lot 1, Crossing Commons, Part Two, Coralville, Iowa.

Note: This is located between Vintage Coop and the Southgate mixed-use building on Kennedy Parkway and is for Commons at English Glynn a three-story assisted living facility with 56 assisted living units and 20 memory care units.

8. **LOT 3, RIVERVIEW PLAZA – PART TWO ~ PUBLIC HEARING**
 - a) Building Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on the PUD-B Site Plan for Lot 3, Riverview Plaza – Part Two.
 - d) Consider **resolution** approving the PUD-B Site Plan for Lot 3, Riverview Plaza – Part Two, Coralville, Iowa.

Note: This is for the third phase of the Riverview Plaza Development and includes a 45-unit, four-story, multi-family residential building with ground parking on the first level.

9. LOT 2, IOWA RIVER LANDING, PART NINE ~ PUBLIC HEARING

- a) Building Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the Amended PUD-B Site Plan for Lot 2, Iowa River Landing, Part Nine.
- d) Consider **resolution** approving the Amended PUD-B Site Plan for Lot 2, Iowa River Landing, Part Nine, Coralville, Iowa.

Note: This amendment will add a sixth floor with 15 additional units to the Staybridge Hotel attached to the Iowa Arena.

10. IOWA RIVER LANDING PARKVIEW ~ PUBLIC HEARING

- a) Public hearing on proposal to sell an approximate 1.02-acre portion of Outlot B, Iowa River Landing, Part Five, Coralville, Iowa.

Note: This is for selling Lot 1 of the residential development north of the Marriott Parking Structure and east of Von Maur.

- b) **ORDINANCE NO. 2019-1003** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as Auditor's Parcel 2018111; Part of Outlot B, Iowa River Landing, Part 5; and Part of Outlot C, Coralville Hotel & Convention Center First Addition from C-2, Arterial Commercial District, to R-PUD 1, Residential Planned Unit Development One District, for **3rd and final consideration**.
- c) Consider **resolution** approving the Preliminary Plat for Iowa River Landing Parkview, Coralville, Iowa.
- d) Consider **resolution** approving the Final Plat for Plat 1, Iowa River Landing Parkview, Coralville, Iowa.
- e) Consider **resolution** approving the PUD-A Site Plan for Iowa River Landing Parkview, Coralville, Iowa.

Note: This rezones a 9.99-acres directly east of Von Maur to R-PUD 1 for a proposed development with 4 multi-family buildings with a total of 202 units on proposed Lots 1-4, IRL Parkview and two buildings with a total of 170 units on proposed Lots 5-7 and Outlot A, IRL Parkview will have a public park.

11. LOT 1, CEDARS FOURTH ADDITION

- a) **ORDINANCE NO. 2019-1002** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as Lot 1, Cedars Fourth Addition from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, for **3rd and final consideration**.
- b) Consider **resolution** approving the C-PUD B Site Plan for Lot 1, Cedars Fourth Addition, Coralville, Iowa.

Note: This rezones a 6.88-acre lot north of Heartland Drive near Taco Bell to C-PUD 2 in order to build a 52,967 sq. ft., 40-bed, two-story rehabilitation hospital.

12. REDHAWK

- a) **ORDINANCE NO. 2019-1004** An ordinance amending the Coralville Community Plan to reflect certain property generally known as a 22.91-acre portion of SE ¼ - SW ¼ Section 24-T80N-R7W, Coralville, Iowa to be designated as Medium Density Residential Use in place of Corridor Commercial Use, for **3rd and final consideration**.

Note: This will change the land use to Medium Density Residential Use for a 22.91-acre lot north of the Iowa Medical Classification Center and west side of Coral Ridge Avenue, which will allow the development of a multi-family complex comprised of ten 36-unit buildings, a clubhouse and swimming pool on the 22.91-acre lot.

13. MULTIPLE PROPERTIES LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CORALVILLE SOUTH OF I-80, WEST OF 1ST AVENUE, NORTH OF 5TH STREET AND EAST OF 20TH AVENUE PLACE

- a) **ORDINANCE NO. 2019-1005** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as multiple properties South of I-80, West of 1st Avenue, North of 5th Street and East of 20th Avenue Place; from R-2, Two Family Residential District, to R-1, Single Family Residential District; from R-3, Mixed Housing Residential District, to R-1, Single Family Residential District; and from R-3, Mixed Housing Residential District, to R-2, Two Family Residential District, for **3rd and final consideration as amended**.

Note: The purpose for these re-zonings is to make the primary types of existing housing in these areas compatible to the City zoning classifications.

14. BROWN DEER #4 LIFT STATION CONTROL BUILDING

- a) Quotation Report.
- b) Consider **resolution** accepting quotes and approve the Construction Proposal and Building Site Specifications with **Morton Buildings, Inc.** for the replacement of the Brown Deer #4 Lift Station Control Building.

Note: This will replace the lift station control building because the current building's roof is deteriorating. This project is not to exceed \$21,913.00.

15. CORALVILLE MARRIOTT HOTEL & CONFERENCE CENTER REMODEL PHASE I

- a) Approve Pay Application #3 to M.A. Mortenson Company for the Coralville Marriott Hotel & Conference Remodel Phase I: \$162,568.90.
- b) Consider **resolution** accepting the Coralville Marriott Hotel & Conference Center Remodel Phase I as substantially completed.

Note: This accepts Phase 1 Redesign of the Coralville Marriott Hotel & Conference Center as substantially completed with remaining items of work to be completed as owner furnished material becomes available. The retainage to be paid in 30 days is \$84,473.38.

16. WEST LAND USE CONNECTION FEES

- a) Consider **resolution** acknowledging payment in full of West Coralville Connection Fees for Lots 11, 12 and 13, Coral Crossing Seventh Addition and Lot 1, Encompass Addition, Coralville, Iowa.

Note: This is for West Land Use Area Connection Fees paid in the amount of \$20,612.00 per gross acre.

17. PLANNED EQUIPMENT MAINTENANCE AGREEMENT

- a) Consider **resolution** approving a Planned Equipment Maintenance Agreement with Cummins, Inc. for Storm Water and Wastewater System Generators.

Note: This is for the annual maintenance of fifteen Storm Water and Wastewater System Generators for a five-year period and the total five-year agreement amount is not to exceed \$177,534.36.

18. IOWA RIVER LANDING – E. 2ND AVENUE UTILITY IMPROVEMENTS 2019

- a) Consider **resolution** approving an Engineering Services Agreement with HR Green, Inc. for Iowa River Landing – E. 2nd Avenue Utility Improvements 2019.

Note: This is for repackaging the design plans from the entire E. 2nd Avenue improvements project to a utility project only and for construction administration of the project. This is not to exceed \$68,500.00.

19. XTREAM ARENA PROJECT

- a) Consider **resolution** approving Supplemental Agreement No. 2 with Shive-Hattery, Inc. for the Xstream Arena Project.

Note: This is for additional design services related to the storm water reuse cistern to be included with the Xstream Arena Project and is not to exceed \$6,850.00. SRF Sponsored Projects funding associated with the Wastewater Treatment Plant Improvements project will pay for this project.

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

- a) Approve minutes for the April 9, 2019 Coralville City Council Regular Meeting.
- b) Approve **new** 5-day Class B Beer Permit for **The Chrome Horse Slophouse & Saloon**: Eff. 05/01. (For McGrath Hawkeye Harley Davidson event)
- c) Approve **new** Class C Liquor License with Outdoor Service and Sunday Sales for **La Vecina**: Eff. 04/22.
- d) Approve **new** Outdoor Service for **Guild** Class C Liquor License.
- e) Approve **new** Class C Liquor License with Outdoor Service and Sunday Sales for **Super Taco Express**: Eff. 05/01.
- f) Approve Class B Beer Permit with Outdoor Service and Sunday Sales for **Coralville Creekside Ballpark**: Eff. 05/12.
- g) Approve Class C Beer Permit with Class B Wine Permit, Fills and Sells Growlers, and Sunday Sales for **New Pioneer Food Co-op**: Eff. 05/14.
- h) Approve Special Class C Liquor License with Class B Wine Permit and Sunday Sales for **Winestyles Tasting Station**: Eff. 05/19.
- i) Approve payment to **Four Winds Interactive, LLC** for the Coralville Marriott Redesign Project Phase 1 for Professional Services (#SIN194314): \$305.00.
- j) Approve payment to **Iowa City Area Development (ICAD) Group** for Fiscal Year 2018 Public Investment Contribution (#5994): \$75,000.00.
- k) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E Brown Deer Golf Club invoice from 7G Distributing for a Glycol Unit Pump (P.O. #BD01152019): \$2,043.00.
- l) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E invoice from Standard Bearings – Cedar Rapids for domestic hot water mixing valve (#03012019ENG): \$3,214.42.
- m) Approve payment to **Pipe Pro** for Coralville Marriott Hotel and Conference Center to replace 1/2HP motor blower wheel assembly and gas valve assembly on logic convection oven (P.O. #02122019KIT): \$1,684.20.

- n) Approve payment to **Southern Aluminum** for front and back bars for the Coralville Marriott Redesign Project (#138618): \$61,398.60.
- o) Approve payment to **SICO America, Inc.** for a modular stage for the Coralville Marriott Redesign Project (#3003536); \$55,747.16.
- p) Approve payment to **Peterson Contractors, Inc.** for stockpile removal at 750 Camp Cardinal Blvd. for the Wastewater Treatment Plant Improvements (#J7738-2): \$22,964.77.
- q) Approve payment to **DeLong Construction, Inc.** for IRL Construction Access Roads (#1717): \$24,301.14.
- r) Approve payment to **HR Green, Inc.** for:
 - i) Iowa River Landing – E. 2nd Avenue Utility Improvements (#125464) \$11,864.75
 - ii) Iowa River Landing Sanitary & Grading Project 2017 (#125467) \$13,444.25
 - iii) 1st Avenue Improvements – 6th St. to 9th St. (#125465) \$8,080.84
 - iv) Iowa River Landing Storm Water Design Review & Misc. (#125451) \$4,317.19
 - v) 1st Street Contamination – Peterson Salvage (#125390) \$740.50
 - vi) Interior Drainage Modeling – PS1 (#125391) \$4,288.92
 - vii) Flood Operations Manual (#125389) \$12,853.34
 - viii) I-80/1st Avenue Interchange Final Design Phase 1 (#124986) \$78,170.68
 - ix) I-80/1st Avenue Interchange Final Design Phase 1 (#123780) \$50,337.02
- s) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Wastewater Treatment Plant Improvements (#TB83818) \$1,318.00
 - ii) CenturyLink LSI (#TB80289) \$1,512.50
- t) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) North Central Sewer Capacity Evaluation (#1) \$4,395.72
 - ii) Hwy 6 & I-80 Water Main Relocation (#3) \$4,914.48
 - iii) Oakdale Sewer Manhole Inspection (#3) \$348.00
 - iv) Wastewater Treatment Plant Impr. 2017 – Resident Review (#10) \$16,738.48
 - v) Wastewater Treatment Plant Impr. 2017 – Gen. Services (#12) \$16,200.00
- u) Approve payment to **Soil-Tek (TB LLC)** for hydro seeding on Drury hillside behind Perkins (#93243): \$730.80.
- v) Approve payment to **Flashing Thunder Fireworks by Midnight Rainbows** for fireworks (#2019-005): \$19,279.28.
- w) Approve payment to **Ferguson Waterworks #2516** for water meter radio transmitters (#0317550): \$42,000.00.
- x) Approve Pay Estimate #13 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements Phase 2: \$128,096.00.
- y) Approve Pay Estimate #12 to **Langman Construction** for 1st Avenue Improvements – 6th St. to 9th St.: \$294,620.41.
- z) Approve the purchase from **Gillig, LLC, Livermore, CA** per Iowa Department of Transportation Purchasing Contract of one 40' low-floor, heavy duty transit bus to replace a 1999 Gillig Phantom: Not to exceed \$475,000.00.
- aa) Approve quote and payment from **TruGreen** for the Emerald Ash Borer Insecticide Treatment for 181 Ash Trees in streetscapes, parks and at Brown Deer Golf Club: \$11,819.50.
- bb) Approve attendance of Ellen Habel to the ICMA Midwest Regional Conference in Evanston, IL from May 5-8, 2019: \$1,294.67.
- cc) Approve attendance of Kelly Hayworth to the ICSC RECon 2019 in Las Vegas, NV from May 18-22, 2019: \$2,382.84.
- dd) Approve attendance of John Weihe to the ICSC RECon 2019 in Las Vegas, NV from May 18-22, 2019: \$1,734.24.
- ee) Approve Bill List for April 23, 2019.

21. City Engineer Road Reconstruction Report.

22. City Administrator's report.

23. Mayor's report.

24. City Attorney's report.

25. Committee and Councilmember's report.

26. Motion to adjourn.

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

1. May Planning & Zoning Submittals ~ Jim Kessler
2. Stafford Sports Update on Arena Project.
3. Police Department Report ~ Shane Kron
4. City Administrator's time.