

AGENDA

6:30 PM

March 28, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, March 28, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, March 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, March 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 Pro-tem to proclaim March 31, 2023 as "Transgender Day of Visibility."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **FISCAL YEAR 2024 BUDGET – MAXIMUM LEVY ~ PUBLIC HEARING**
 - a) Public hearing on the total maximum property tax dollars for the Fiscal Year 2024.
 - b) Consider **resolution** approving the total maximum property tax dollars for the Fiscal Year 2024.

Note: This will set the maximum property tax dollars 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.

- c) Consider **resolution** setting a public hearing on the Fiscal Year 2024 Budget.

Note: The Fiscal Year 2024 Budget public hearing will be April 25, 2023.

7. IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING

- a) Public hearing on the disposal of an interest in real property and the solicitation of alternate proposals for the leasing of 211 E. 9th Street, Suite 130, Coralville, Iowa.
- b) Consider **resolution** approving the disposition of property and approving a Lease Agreement with Improving Lifestyles, LLC (d/b/a The Gym).

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.

8. CLEAR CREEK AMANA COMMUNITY SCHOOL DISTRICT AGREEMENT ~ PUBLIC HEARING

- a) Public Hearing on proposal to dispose of an interest in real property generally referred to as Auditor's Parcel 2022061 to Clear Creek Amana Community School District.
- b) Consider **resolution** ratifying the conveyance of property to the Clear Creek Amana Community School District.

Note: This public hearing will ratify the conveyance of a 30-acre parcel from the City to construct a new elementary school off the extension of Oakdale Boulevard in order to comply with applicable law and the Iowa Title Standards.

9. 813 FAIRVIEW DRIVE PURCHASE AGREEMENT ~ PUBLIC HEARING

- a) Public Hearing on proposal to dispose of an interest in real property generally referred to as 813 Fairview Drive to GC Holdings, LLC.
- b) Consider **resolution** approving a Purchase Agreement for 813 Fairview Drive.

Note: This public hearing is a purchase agreement with GC Holdings, LLC for 813 Fairview Drive for \$2,000.00. The house on the property needs to be completely reconstructed and there will be a 20-year owner-occupied restriction when the property is sold.

10. TRANSFER OF FUNDS

- a) Consider **resolution** authorizing the transfer of funds from the Debt Service Fund to the Project Funds in the amount of \$11,486,000.00.

Note: This resolution gives the City Administrator approval to transfer money from bond sales that was deposited in the Debt Service Fund instead of the intended Project Funds to comply with regulatory statutes.

11. MOBILE VENDOR PERMIT

- a) **Ordinance No. 2023-1003** an ordinance amending Chapter 122 of the Code of Ordinances of the City of Coralville regarding a Mobile Food Vendors.

Note: This ordinance will establish one permit for mobile vendors and establish uniform regulations for their specific operations within the City limits. Prior to this, mobile vendors were classified as transient merchants in the City Code.

12. BUILDING CODES ADOPTION

- a) **ORDINANCE NO. 2023-1004** An ordinance amending the Code of Ordinances of the City of Coralville (2011), as previously amended, and adopting by reference the 2021 International Building Code; the 2021 International Residential Code; the 2021 International Fire Code; the 2021 International Existing Building Code; the 2021 International Fuel Gas Code; the 2021 International Pool and Spa Code; the State of Iowa Mechanical Code; the State of Iowa Electrical Code; the State of Iowa Plumbing Code; and the State of Iowa Energy Conservation Code; all with Amendments thereto; for **1st consideration**.

Note: This ordinance will adopt the 2021 Editions of the International Building Code, International Residential Code, International Swimming Pool and Spa Code, and International Property Maintenance Code; and it will adopt the State of Iowa Electrical Code, State of Iowa Plumbing Code and State of Iowa Mechanical Code with some amendments.

13. UNION CONTRACT

- a) Consider **resolution** approving an Agreement with Public Professional & Maintenance Employees (PPME) Union, representing Police Officers effective July 1, 2023 through June 30, 2025.

Note: This agreement is for two years which will run through June 30, 2025. This will put all three union contracts on the same expiration schedule.

14. PROPERTY/LIABILITY/AUTO INSURANCE RENEWAL

- a) Consider **resolution** approving Iowa Communities Assurance Pool (ICAP) as the City's insurance carrier.
- b) Consider **resolution** appointing Michael A. Funke and Kelly J. Hayworth as the individuals to represent the City with the Iowa Communities Assurance Pool.

Note: This is a renewal of the City's Property/Liability/Auto Insurance.

- c) Consider **resolution** approving Travelers as the City's cyber liability insurance carrier.

Note: This is for \$1,000,000.00 of cyber liability coverage.

15. 5TH STREET IMPROVEMENTS – 12TH AVENUE TO 20TH AVENUE

- a) Bid Report.

Note: This is for street and streetscape improvements on 5th Street between 12th Avenue and 20th Avenue. Awarding of the contract to the low bidder is contingent on Iowa Department of Transportation concurrence.

16. CENTRAL TRUNK SEWER PROJECT AND OAKDALE BOULEVARD EXTENSION

- a) Consider **resolution** approving various Agreements for the construction of the Oakdale Boulevard Extension Project and Central Trunk Sewer Project with the Oakes Family Partnership.

Note: This is for cooperative agreements between the Oakes Family Partnership and the City of Coralville for the Central Trunk Sewer Project and the Oakdale Boulevard Extension.

- b) Consider **resolution** approving various Easement Agreements with the Clear Creek Amana Community School District for the Central Trunk Sewer Project and the Oakdale Boulevard Extension.

Note: This is a cooperative agreement between the Clear Creek Amana Community School District and the City of Coralville for the Central Trunk Sewer Project and the Oakdale Boulevard Extension.

17. MASTER SERVICES AGREEMENT

- a) Consider **resolution** approving Master Short Form Agreement for Professional Services and Task Order Number 1 with HDR Engineering for traffic signal timing support.

Note: This agreement is for traffic signal coordination and timings with HDR Engineering and within this agreement there will be individual task orders that will be considered a separate project with a defines scope, period of performance and fee terms. Task Order #1 includes support with monitoring and making signal timing adjustments due to the effects of the I-80/1st Avenue Interchange Improvements on traffic

flow throughout Coralville and for University of Iowa and/or Iowa River Landing event traffic for not to exceed \$7,500.00.

18. TOBACCO VIOLATIONS ~ HEARINGS

- a) Public Hearing for Hawks Liquor & Tobacco
- b) Consider **resolution** accepting payment of \$300.00 Civil Penalty from J & P Liqueur, LLC at 2425 2nd Street.
- c) Consider **resolution** accepting payment of \$300.00 Penalty from Delimart #4 at 590 1st Avenue.
- d) Consider **resolution** accepting payment of \$300.00 Penalty from Hy-Vee, Inc. at 2025 2nd Street.

Note: These tobacco violations are for selling tobacco products to a minor. Businesses have the option to have a hearing to state their case before the City Council; or waive the hearing and pay a \$300.00 fine; or claim an exception to forgo the fine by providing proof the employee has received additional training to prevent future occurrences. The third option can only be used once in a four-year span.

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

- a) Approve minutes for the March 14, 2023 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Sunday Sales with Outdoor Service and Sunday Sales for **Brown Deer Golf Course**: Eff. 04/12.
- c) Approve Class E Liquor License with Native Wine Permit and Sunday Sales for **Casey's General Store #2918**: Eff. 04/15.
- d) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Woodruff Construction** for Final Pay Application #5 – Retainage for Fuzzy Taco/IRL Management Office Buildout: \$3,492.46.
- e) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Brownfields (#TJ06855): \$330.00
 - ii) Brownfields (#TI02733): \$420.00
 - iii) Capri-Sinclair Phase II ESA (#TJ06905): \$12,011.28
 - iv) Capri-Sinclair Phase II ESA (#TI03314): \$2,476.25
- f) Approve payment to **MMS Consultants** for Oakdale Blvd Extension (#35382): \$72,460.00.
- g) Approve payment to **Rally Appraisal** for Appraisal for 2783 Oakdale Blvd (#C23A2EB05): \$2,400.00.
- h) Approve payment to **Shive-Hattery, Inc.** for:
 - i) Subdivision Testing and North Liberty Roundabout (#2112201490-2) \$19,323.36
 - ii) 5th Street Improvements (#1219270-14): \$48,374.39
- i) Approve payment to **Veenstra & Kimm** for:
 - i) Miscellaneous Water System Consulting (#1) \$398.00
 - ii) Miscellaneous Water System Consulting (#2) \$597.00
 - iii) Kempf Lift Station Abandonment (#4) \$199.00
 - iv) Oakdale Blvd Forcemain (#5) \$3,176.00
- j) Approve payment to **Pigott, Inc.** for 50% deposit for Library Furniture Order #40874.001 (#134959): \$11,652.39.
- k) Approve payment to **Iowa City Development (ICAD)** for the Better Together 2030 campaign contribution (BT2030-3): \$10,000.00.
- l) Approve payment to **Freeman Construction, Inc.** for the Demolition and Tree Removal at 614 and 614 ½ 4th Avenue (#5221): \$10,700.00.
- m) Approve payment to **Copyworks** for scanning Brownfields Program documents (#77915): \$3,500.00.
- n) Approve Change Order #2 to **Northway Well & Pump Co.** for Well 10 Recasing 2021: +\$36,540.00.

- o) Accept quote and award contract to **L.L. Pelling** for 12th Ave Hot Mix Asphalt Overlay at I-80 bridge: for not-to-exceed \$33,972.10.
- p) Approve quote and payment to **Kilburg Equipment, LLC** for one new Labrie 24 cubic yard fully automatic sideload recycling body to collect single-stream recycling carts for not-to-exceed \$193,477.00.
- q) Accept quotes and approve quotation from **BWC, Inc.** for Water Plant Filter No. 1 Cleaning for not to exceed \$17,078.50.
- r) Accept quotes and approve quotation from **All Services Contracting Corp.** for Water Plant Filter No. 1 Media Installation for not to exceed \$17,674.00.
- s) Accept quote and approve quotation from **Kalona Tree Fellers, LLC** for the Oakdale Boulevard Extension – Additional Tree Felling for not to exceed \$16,000.00.
- t) Approve the February 2023 Treasurer's Report.
- u) Approve Bill List for March 28, 2023.

20. City Administrator's report.

21. Mayor's report.

22. City Attorney's report.

23. Committee and Councilmember's report.

24. Motion to adjourn.

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

- 1. April Planning & Zoning Submittals ~ Dave Johnson
- 2. Fiscal Year 2024 Budget Discussion.
- 3. Engineering Department Report ~ Scott Larson
- 4. City Administrator's time.