

AGENDA

6:30 PM

April 25, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, April 25, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, April 25, 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, April 25, 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 Tru Salon for their significant contributions to the Community.**
5. **Mayor to proclaim April 28 – May 4, 2023 as “Housing Trust Fund Week,” April 23 – 29, 2023 as “National Library Week” and May 6, 2023 as “NAMI Mental Health Awareness Day.”**
6. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
7. **FISCAL YEAR 2024 BUDGET ~ PUBLIC HEARING**
 - a) Budget Presentation ~ Kelly Hayworth
 - b) Public hearing on the Fiscal Year 2024 Budget.
 - c) Consider **resolution** approving the Fiscal Year 2024 Budget.

Note: The budget can be viewed on the City website www.coralville.org, in the latest *Connection*, on CoralVision and copies are available at the Coralville Public Library and City Hall.

8. **LOT 1, CORALVILLE WEST, PART 2 ~ PUBLIC HEARING**
 - a) Community Development Department Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on rezoning of Lot 1, Coral West, Part 2 from C-2 to C-PUD 2 and the PUD-B Site Plan.
 - d) **ORDINANCE NO. 2023-1005** 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 Lot 1, Coral West, Part 2, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, for **1st consideration**.

Note: This rezoning is for a 9,900 square foot, one-story, multi-tenant, commercial building in the West Land Use Area north of Highway 6 and on the parcel in between Culligan Water and Bachmeier Carpet One.

9. LOT 10, CORAL CROSSING 8TH ADDITION ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Lot 10, Coral Crossing 8th Addition.
- d) Consider **resolution** approving the PUD-B Site Plan for Lot 10, Coral Crossing 8th Addition, Coralville, Iowa.

Note: This is for a 36-unit, multi-family residential building with 81 parking spaces on a 1.42 acre lot on Spring Rose Circle.

10. FOREVERGREEN HEIGHTS PRELIMINARY PLAT AMENDMENT

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the amended the Preliminary Plat for Forevergreen Heights, Coralville, Iowa.

Note: This will change the Preliminary Plat by replacing Robin Lane with a tree lined pedestrian trail and platting Outlots X and W for future development.

11. FOREVERGREEN HEIGHTS, PHASE 3, PARTS 1-3 ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Forevergreen Heights, Phase 3, Parts 1-3.
- d) Consider **resolution** approving the PUD-B Site Plan for Forevergreen Heights, Phase 3, Parts 1-3, Coralville, Iowa.

Note: This PUD-B Site Plan is for a 59.77-acre site that will include 170 single-family residential homes with an average density of 5.71 dwelling units per acre.

12. FOREVERGREEN HEIGHTS, PHASE 2, PART 2 ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Forevergreen Heights, Phase 2, Part 2.
- d) Consider **resolution** approving the PUD-B Site Plan for Forevergreen Heights, Phase 2, Part 2, Coralville, Iowa.

Note: This PUD-B Site Plan is for a 10.52-acre site that will include 26 duplexes for a total of 52 units and an average density of 4.9 dwelling units per acre.

13. FOREVERGREEN HEIGHTS, PHASE 2, PART 3 ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Forevergreen Heights, Phase 2, Part 3.
- d) Consider **resolution** approving the PUD-B Site Plan for Forevergreen Heights, Phase 2, Part 3, Coralville, Iowa.

Note: This is for a 13.95-acre site that will include 14 duplexes and 8 fourplexes for a total of 60 units and an average density of 4.3 dwelling units per acre.

14. VACATION OF EASEMENT ~ PUBLIC HEARING

- a) Public hearing for the vacation of an Easement located on Lot 45, Auburn Ridge.
- b) Consider **resolution** vacating a portion of that public utility easement located on Lot 45, Auburn Ridge, Coralville, Iowa and approving utility easement and agreement for use of easement areas.

Note: This is to vacate an Easement on Lot 45, Auburn Ridge while retaining the lot's utility easement.

15. 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; for **3rd and final consideration**.

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.

16. 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 **3rd and final consideration**.

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

17. FINANCIAL SERVICES AGREEMENT

- a) Consider **resolution** approving a Financial Services Agreement with Piper Sandler & Co. for SRF loan transactions.

Note: This is for services with respect to SRF Transactions for the City's West Land Use, Oakdale Trunk Sewer Rehab, Brown Deer Lift Station Sewer, a Raw Water Nain, new Water Well 16 and future SRF transactions identified in any future addendum to this agreement.

18. BONDS

- a) Consider **resolution** providing for the sale of Bonds, setting parameters for the sale of Bonds, approving Purchase Agreements, Official Statements and other related documents.

Note: This will approve the Official Statement and related documents for the sale of more loan agreements in the principal amount of not to exceed \$66,000,000.00 for the purpose of refunding all or a portion of outstanding Taxable General Obligation Bonds, Series 2018E and its Taxable General

Obligation Urban Renewal Funding Loan Note, Series 2018I and acquiring the Fieldhouse portion of the Xstream Arena complex. It also authorizes the calling of the bonds being refinanced.

19. IOWA RIVER LANDING RETAIL LEASES

- 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, Suites 100 through 125, Coralville, Iowa.

Note: The owners of the X-Golf at Iowa River Landing wish to enter into a 10-year Lease Agreement with two 5-year options to renew for 211 E. 9th Street, Suites 100 through 125 in the Iowa River Landing District. Alternate proposals are due May 22, 2023 and the public hearing will be May 23, 2023.

- b) Consider **resolution** approving that certain Assignment of Lease Agreement.

Note: Marquee Pizza is changing the name of the group it's owners to RTJ Restaurants, LLC from River Landing Restaurant Company, LLC so a Consent of Assignment is needed for the Lease.

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

- a) Approve minutes for the April 11, 2023 Coralville City Council Regular Meeting.
- b) Approve **new** 5-Day Special Class C Retail Alcohol License with Outdoor Service for **The Chrome Horse Slophouse & Saloon**: Eff. 05/04. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- c) Approve **new** Class C Retail Alcohol License with Outdoor Service and Catering for **Barrett's Quality Eats**: Eff. 05/25.
- d) Approve payment to **Impact7G** for the:
 - i) Clear Creek Mitigation Banking Instrument (#29802) \$51,879.37
 - ii) West Land Use Central Trunk Sewer (#29704) \$2,575.00
- e) 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 #18 \$1,220,319.67
 - ii) Draw #19 \$935,476.80
 - iii) Draw #20 \$1,285,496.92
- f) Approve payment to **Shoemaker & Haaland** for the Morrison Creek Trail Connection (#022450.00-2): \$4,950.00.
- g) Approve payment to the **Coralville Community Food Pantry** for reimbursement of Hodge Construction Progress Billing (#401) for the Food Pantry Kitchen Remodel: \$27,182.08. (The City will submit a draw request from the CDBG-CV Program Grant 20-CVN-025 for this Coralville Community Food Pantry Commercial Kitchen Equipment purchase.)
- h) Approve payment to **Maxwell Construction** for a water main break on Mesquite Drive (1/5/2023): \$42,223.50.
- i) Approve payment to **BWC, Inc.** for the cleaning of Water Plant Filter #1 (#5662): \$6,764.70.
- j) Approve payment to **First Lite Fiber Solutions** for 1st Avenue & I-80 fiber splicing for the City's fiber ring between 1st Avenue and the Water Plant (#2281): \$3,400.00.
- k) Approve payment to **MMS Consultants, Inc.** for the Oakdale Boulevard Extension (#35541): \$6,227.49.
- l) Approve payment to **Shive-Hattery Inc.** for 5th Street Improvements (#1219270-15): \$9,849.20.
- m) Approve payment to **Shoemaker-Haaland** for Clear Creek Trail Connection (#021290.00-10): \$6,175.00.

- n) Approve payment to **UI Information Technology Services** for FiberLink Maintenance Agreement for fiber path to Oakdale (#100392): \$261.14.
- o) Approve payment to **Environet Inc.** for an asbestos survey at the old post office at 1002 5th Street (#181619_ACM): \$900.00.
- p) Approve March 2023 Treasurer's Report.
- q) Approve Bill List for April 25, 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. May Planning & Zoning Submittals ~ Dave Johnson
2. Discussion of City Fund Balances.
3. Library Department Report ~ Alison Ames Galstad
4. City Administrator's time.