

AGENDA

6:30 PM

May 23, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, May 23, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, May 23, 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, May 23, 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 Hills Bank & Trust Company for their significant contributions to the Community.**
5. **Mayor to proclaim June 2, 2023 as "National Gun Violence 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 IOWA DOT CONSOLIDATED TRANSIT FUNDING GRANT APPLICATION ~ PUBLIC HEARING**
 - a) Public hearing on the City of Coralville Fiscal Year 2024 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 2024 Iowa DOT State Transit Assistance and Federal Transit Administration Funding.

Note: This application is for 1.72% (approximately \$292,960.00) of formula funds from the State Transit Assistance Program; \$722,663.00 from state-wide federal operating assistance for transit; \$48,651.00 from federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons or persons with disabilities.

8. 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, Suites 100 through 125, Coralville, Iowa.
- b) Consider **resolution** approving the disposition of property and approving a Lease Agreement with Iowa Golf Sim, LLC (d/b/a X-Golf).

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.

9. FISCAL YEAR 2023 BUDGET AMENDMENT ~ PUBLIC HEARING

- a) Public hearing on the Fiscal year 2023 Budget Amendment.
- b) Consider **resolution** approving an Amendment to the Fiscal Year 2023 Budget.

Note: This public hearing is for the Fiscal Year 2023 Budget Amendment for revenues and expenditures which is needed because of bond refinancings, capital project expenditures, revenues and expenses projected to be higher than budgeted and use of budgeted reserves for Public Safety. Detailed information can be found at Coralville City Hall.

10. LOAN AGREEMENTS ~ PUBLIC HEARING

- a) Public hearing on entering into one or more Loan Agreements in an aggregate principal amount of not to exceed \$11,000,000.00 for the purpose of acquiring the GreenState Family Fieldhouse portion of the Xstream Arena.
- b) Consider **resolution** authorizing and approving Loan Agreements, confirming the sale, providing for the issuance of General Obligation Bonds, Series 2023B, and providing for the levy of taxes to pay for the same.

Note: This public hearing is for borrowing up to \$11,000,000.00 in order to purchase the GreenState Family Fieldhouse which is the multipurpose gymnasium and event space portion of the Xstream Arena.

- c) Consider **resolution** authorizing and approving Loan Agreement, confirming the sale, providing for the issuance of Taxable General Obligation Bonds, Series 2023A, and providing for the levy of taxes to pay for the same.

Note: This public hearing is for borrowing up to \$40,445,000.00 in order to refinance Taxable G.O. Annual Appropriation Bonds, Series 2018E and Taxable G.O. Urban Renewal Funding Loan Note, Series 2018I. The public hearing for this Loan Agreement was held March 14, 2023.

11. LOT 1 AND LOT 2, RIDGEVIEW ADDITION~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Preliminary Plat for Ridgeview Addition, Coralville, Iowa.
- d) Public hearing on rezoning of Ridgeview Addition from C-2 and from R-3 to R-PUD 2 and the Lot 1, Ridgeview Addition PUD-B Site Plan and Lot 2, Ridgeview Addition PUD-B Site Plan.
- e) **ORDINANCE NO. 2023-1006** 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 Ridgeview Addition from C-2, Arterial Commercial District, and from R-3, Mixed Housing Residential District, to R-PUD 2, Residential Planned Unit Development Two District, for **1st consideration**.

Note: The rezoning for the portion of Ridgeview Addition that is Lot 1 is for a medium density residential development on a 6.75-acre parcel on the east side of Crossing Ridge Drive and will consist of one 5-plex, thirteen 4-plexes and two duplexes for a total of 61 units. The rezoning for the portion of Ridgeview Addition that is Lot 2 is for a medium density residential development on a 5.61-acre parcel on the west side of Crossing Ridge Drive and will consist of one 5-plex, twelve 4-plexes and one 3-plex for a total of 56 units.

- f) **Motion** to collapse the second and third readings of Ordinance No. 2023-1006.

Note: The developer is requesting the Council collapse the 2nd and 3rd readings at the next Council Meeting due to the required public street to be constructed as part of the subdivision and site improvements. Approving the motion will allow site development in a timely manner, meeting the schedule for the proposed occupants.

12. LOT 3, REDHAWK SUBDIVISION – PART TWO ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on rezoning of Lot 3, Redhawk Subdivision – Part Two from C-PUD 1 to C-PUD 2 and the 3260 Redhawk Street PUD-B Site Plan.
- d) **ORDINANCE NO. 2023-1007** 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 3, Redhawk Subdivision – Part Two, from C-PUD 1, Commercial Planned Development One District, to C-PUD 2, Commercial Planned Unit Development Two District, for **1st consideration**.

Note: This rezoning is for a 2,337 square foot stand-alone drive-thru restaurant, also known as 3260 Redhawk Street, on a 1.88-acre site

13. GATHER IOWA FIRST ADDITION ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Gather Iowa Development.
- d) Consider **resolution** approving the PUD-B Site Plan for Gather Iowa Development, Coralville, Iowa.
- e) Consider **resolution** approving the Final Plat for Gather Iowa First Addition, Coralville, Iowa.

Note: This PUD-B Site Plan and Final Plat is for a mixed-use development containing 5 lots to be developed concurrently on the southwest corner of 1st Avenue and 2nd Street which will include a 6-story mixed-use building with a 622-stall parking structure, two 1-story commercial buildings, and five townhome buildings.

14. FOREVERGREEN HEIGHTS PHASE 1, PART 2

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Final Plat for Forevergreen Heights Phase 1, Part 2, Coralville, Iowa.

Note: This Final Plat is for the parcel on the northeast corner of North Liberty Road NE and Pendleton Avenue.

15. FOREVERGREEN HEIGHTS PHASE 1, PART 3

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

Note: This Final Plat is for the parcel in between North Liberty Road NE and Scanlon Farms Road.

16. LOT 1, CORALVILLE WEST, PART 2

- a) **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 **3rd and final consideration**.
- b) Consider **resolution** approving the PUD-B Site Plan for Lot 1, Coralville West, Part 2, Coralville, Iowa.

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.

17. OPTION AGREEMENTS

- a) Consider **resolution** approving an Option Agreement with IRL Parkview Investments, L.L.C.

Note: This option is for IRL Parkview Investments, L.L.C. to purchase the Lot 3, IRL Parkview Subdivision for the IRL Parkview III development for \$13.00/SF. This is necessary to qualify for a Workforce Housing Tax Credit.

- b) Consider **resolution** approving an Option Agreement with IRL Roundabout Developers, LLC.

Note: This option is for IRL Roundabout Developers, LLC to purchase the lot on the west side of the south lot of the Hyatt Regency Coralville property for the Quarry Road Project for \$185,000.00. This is necessary to qualify for a Workforce Housing Tax Credit.

18. WORKFORCE HOUSING TAX CREDITS

- a) Consider **resolution** of support of the Application of Rael Development Corporation/RDC Fund XIII Investments, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This grant is for Gather Iowa on northwest corner of 1st Avenue and Highway 6 with the City pledging in-kind support of \$1,000.00 per residential unit for up to 348 units.

- b) Consider **resolution** of support of the Application of IRL Parkview Investments, L.L.C. for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This grant is for IRL Parkview III in the Iowa River Landing District south of Von Maur with the City pledging in-kind support of \$1,000.00 per residential unit for up to 50 units.

- c) Consider **resolution** of support of the Application of IRL Roundabout Developers, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This grant is for Quarry Road Project in the Iowa River Landing District south of Konomi with the City pledging in-kind support of \$1,000.00 per residential unit for up to 60 units.

19. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- a) Consider **resolution** authorizing a request to amend that certain Community Development Block Grant (“CDBG-CV”) Program Contract No. 20-CVN-025.

Note: The original grant for the Community Development Block Grant (CDBG-CV) Program provided up to \$100,000.00 to purchase commercial kitchen equipment for the Coralville Community Food Pantry. The City is requesting a contract amendment to extend the end date from May 31, 2023 to May 31, 2024 in order to provide adequate time to respond to any potential findings in the monitoring visit or allow the monitoring visit to occur after May 31st and provide flexibility to complete the work after May 31, 2023 if necessary.

20. MOBILITY COORDINATOR 28E AGREEMENT

- a) Consider **resolution** approving a 28E Agreement with Johnson County regarding a Mobility Coordinator position.

Note: This agreement is for the City of Coralville’s share of the full-time Johnson County Mobility Coordinator Position for one year and is not to exceed \$17,000.00.

21. SECLICKFIX STATEMENT OF WORK

- a) Consider **resolution** approving a Statement of Work with CivicPlus regarding SeeClickFix.

Note: This Statement of Work is for a service request management tool known as SeeClickFix which will replace the current Request Tracker on the City Website. SeeClick Fix will intake requests for service from the public, assign those requests internally, allow a direct response to the submitter from staff working on the issue and measure request performance. This tool is not to exceed \$12,180.03 for the initial term and \$15,098.64 for year 2. In addition to installation, unlimited government user licenses, support services and virtual training services are included. The first payment will be deferred until July 1, 2023 and is budgeted for Fiscal Year 2024.

22. WEST LAND USE CENTRAL TRUNK SEWER

- a) Consider **resolution** approving a Wetland Mitigation Credit purchase with Cedar River Crossing Wetland Mitigation Bank for the West Land Use Central Trunk Sewer.

Note: This purchase is for credits from the Cedar River Crossing Wetland Mitigation Bank near Sutliff, Iowa for mitigating the West Land Use Central Trunk Sewer Phase 1 and Phase 2 impacting .2 acres of emergent wetland and .2 acres of forested wetland as required by the US Army Corp of Engineers and is not to exceed \$15,000.00.

23. WEST LAND USE CENTRAL TRUNK SEWER PHASE 1 TREE FELLING

- a) **Motion** to approve Pay Estimate #2 FINAL to **BWC, Inc.** for the West Land Use Central Trunk Sewer Phase 1 Tree Felling: \$1,934.71.
- b) Consider **resolution** accepting the West Land Use Central Trunk Sewer Phase 1 Tree Felling as completed.

Note: This project dropped trees in the West Land Use Central Trunk Phase 1 project area before the April 1st Indiana Bat tree removal ban deadline. This Pay Estimate is for the retainage and will be released upon approval.

24. 1ST AVENUE IMPROVEMENTS PROJECT – 6TH STREET TO 9TH STREET

- a) **Motion** to approve Pay Estimate #18 FINAL to **Langman Construction, Inc.** for the 1st Avenue Improvements Project – 6th Street to 9th Street: \$37,086.40.
- b) Consider **resolution** accepting the 1st Avenue Improvements Project – 6th Street to 9th Street as completed.

Note: This project constructed street and infrastructure improvements to 1st Avenue between 6th Street and 9th Street. The retainage will be released with this payment.

25. 5TH STREET WATER MAIN IMPROVEMENTS 2023

- a) Consider **resolution** setting a public hearing on the plans, specifications, estimate of cost and form of contract for the 5th Street Water Main Improvements 2023.

Note: The project will install new 12” diameter water main along 5th Street from 20th Avenue east to Morrison Creek. The public hearing will be June 13, 2023.

26. HYATT REGENCY RESTAURANT AND LOUNGE RENOVATION PROJECT

- a) Consider **resolution** setting a public hearing on the plans, specifications, estimate of cost and form of contract; ordering bids and directing notice of the same; all for the Hyatt Regency Restaurant and Lounge Renovation Project.

Note: The project is for the renovation of the bar and restaurant area of the Hyatt Regency Coralville Hotel and Conference Center. The public hearing will be June 13, 2023.

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

- a) Approve minutes for the May 9, 2023 Coralville City Council Regular Meeting.
- b) Approve Taxicab Company License for **Big Ten Taxicab**: 06/01/2023 through 05/31/2024.
- c) Approve Iowa Retail Permit Applications for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/01/2023 through 06/30/2024. (See memo.)
- d) Approve **new** 5-Day Special Class C Retail Alcohol License with Outdoor Service for **The Chrome Horse Slothouse & Saloon**: Eff. 06/08. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- e) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #5977**: Eff. 06/11.
- f) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #10985**: Eff. 06/11.
- g) Approve Class B Liquor License with Sunday Sales for **Staybridge Suites**: Eff. 6/11.
- h) Approve payment to **Impact7G** for:
 - i) Clear Creek Mitigation Banking Instrument (#30140) \$19,611.60
 - ii) West Land Use Central Trunk Sewer – 2022 (#30211) \$350.00
- i) Approve payment to **C&R Constructions** for final payment request for Housing Rehabilitation Program for 805 9th Avenue (04/20/2023): \$17,375.00.
- j) Approve payment to **AEC Contracting** for final payment request for Housing Rehabilitation Program for 714 12th Avenue (#9628): \$19,024.00. (Includes +\$1,127.00 Change Order to reinstall gutter screen & replace rotten bottom wood on window)
- k) Approve payment to **The Northway Corporation** to repair the lightening damaged pump at Well #8 (#16815): \$12,404.85.
- l) Approve payment to **Shoemaker & Haaland** for:
 - i) Clear Creek Trail Connection (#021290.00-11) \$12,825.00

- ii) Colony Farms FENS Wetland (#018480.00-9) \$2,076.10
- m) Approve payment to **McClure Engineering** for the Colony Fens Gully Repair (#145457): \$3,780.00.
- n) Approve payment to **Basepoint Building Automations** for 1st installment of the Parks, Transit, Water Facility HVAC/Gas Detection System Upgrade Project (#131705): \$27,250.00.
- o) Approve payment to **TruNorth Companies, LC** for Digital Risk Consulting Fee (#144119): \$36,000.00.
- p) Approve payment of Draw #21 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.): \$3,119,081.12.
- q) Approve payment of Draw #22 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.): \$31,123.45.
- r) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for reimbursement of FF&E Invoices of:
 - i) Pinnacle Plumbing Holdings, LLC installation and starting new VFD on main building heat pump (#6737): \$5,700.00.
 - ii) Brecke Mechanical Contractors for 2 new 190MBU Tankless Water Heaters and installation (#98431): \$5,894.00.
- s) Approve payment to **Marion Body Works, Inc.** for Fire Pumper Engine Spartan Chassis (#138074): \$336,487.00.
- t) Approve payment to **Compass Minerals** for:
 - i) Bulk Course Salt for Snow Removal (#1176968) \$12,868.91
 - ii) Bulk Course Salt for Snow Removal (#1175191) \$17,055.32
- u) Approve Pay Estimate #3 to **Midwest Concrete, Inc.** for Clear Creek Trail: \$81,502.22.
- v) Approve Pay Estimate #4 to **Cahoy Pump Service, Inc.** for Well 15 Improvements: \$9,367.95.
- w) Approve change in job descriptions and pay grades for the Center for the Performing Arts (CCPA) Programming Supervisor.
- x) Approve changing the Youth Sports Athletics Coordinator job title to Youth Sports Athletic Supervisor and change the job description and pay grade.
- y) Approve new position, job description and pay grade for the Center for the Performing Arts (CCPA) Education Supervisor and Recreation Program Supervisor.
- z) Approve change in job description for Recreation Adult Sports Athletic Supervisor.
- aa) Approve the April 2023 Treasurer's Report.
- bb) Approve Bill List for May 23, 2023.

28. City Administrator's report.

29. Mayor's report.

30. City Attorney's report.

31. Committee and Councilmember's report.

32. Motion to adjourn.

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

1. June Planning & Zoning Submittals ~ Dave Johnson
2. Streets & Solid Waste Department Report ~ Eric Fisher
3. City Administrator's time.