

AGENDA

6:30 PM

June 13, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, June 13, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, June 13, 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, June 13, 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 Randy's Carpet for their significant contributions to the Community.**
5. **Mayor to proclaim June 2023 as "Pride Month" and June 19, 2023 as "Juneteenth."**
6. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
7. **5TH STREET WATER MAIN IMPROVEMENTS 2023 ~ PUBLIC HEARING**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the 5th Street Water Main Improvements 2023.
 - 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 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.

8. **HYATT REGENCY RESTAURANT AND LOUNGE RENOVATION PROJECT ~ PUBLIC HEARING**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the Hyatt Regency Restaurant and Lounge Renovation Project.
 - 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 Hyatt Regency Restaurant and Lounge Renovation Project.
 - c) Bid Report.
 - d) Consider **resolution** accepting bids and awarding the Contract for the Hyatt Regency Restaurant and Lounge Renovation Project.
 - e) Consider **resolution** approving the Contract and bond documents 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.

9. LOT 1 AND LOT 2, RIDGEVIEW ADDITION

- a) Consider **resolution** approving the final plat for Ridgeview Addition, Coralville, Iowa.
- b) **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 Lot 1, Ridgeview Addition, from C-2, Arterial Commercial District, to R-PUD 2, Residential Planned Unit Development Two District, for **2nd consideration**.
- c) **Motion** to collapse the third reading of Ordinance No. 2023-1006.
- d) **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 Lot 1, Ridgeview Addition, from C-2, Arterial Commercial District, to R-PUD 2, Residential Planned Unit Development Two District, for **3rd and final consideration**.
- e) Consider **resolution** approving the PUD-B Site Plan for Lot 1, Ridgeview Addition, Coralville, Iowa.
- f) Consider **resolution** approving the PUD-B Site Plan for Lot 2, Ridgeview Addition, Coralville, Iowa.

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.

10. LOT 3, REDHAWK SUBDIVISION, PART TWO

- a) **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 **2nd consideration**.

Note: This rezoning is for a 2,337 square foot stand-alone drive-thru restaurant on a 1.88-acre site.

11. ARENACO

- a) Consider **resolution** ratifying a loan to ArenaCo.

Note: This is not to exceed \$500,000.00.

12. CONSTRUCTION SERVICES AGREEMENT

- a) Consider resolution approving a Construction Services Agreement with Wagner Construction Services.

Note: This agreement is to build out The Gym space in the Iowa River Landing and is not to exceed \$95,710.00.

13. RAGBRAI

- a) **Ordinance No. 2023-1008** An ordinance amending the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding RAGBRAI for **1st consideration**.

Note: This ordinance is required by each overnight city for the RAGBRAI route and is only in effect the day of the arrival and the day the riders leave.

14. CIVCO PROJECT URBAN RENEWAL PLAN

- a) Consider **resolution** setting a public hearing on the CIVCO Project Urban Renewal Plan.

Note: This is for the abatement portion of the development agreement for the CIVCO project. The public hearing will be June 27, 2023.

15. SOUTHEAST COMMERCIAL AREA

- a) Consider **resolution** authorizing acquisition of property interests of two properties in the Southeast Commercial Area.

Note: This allows City staff to begin the acquisition process for two properties in the Southeast Commercial Area.

16. NON-BARGAINING PAY SCALE

- a) Consider **resolution** approving an increase in the Non-Bargaining Pay Scale, Effective July 1, 2023.

Note: This increase of 3.25% on July 1, 2023 is for employees not covered by a union contract and is equivalent to the increase approved recently in union contracts.

17. FOREVERGREEN ROAD 28E AGREEMENT

- a) Consider **resolution** approving a 28E Agreement for Forevergreen Road between the City of Coralville and North Liberty, Iowa.

Note: This Amended 28E Agreement is for the design and construction of the extension of Forevergreen Road from the 12th Avenue roundabout to its current intersection at North Liberty Road.

18. JOINT FORENSIC ANALYSIS CYBER TEAM (“J-FACT”) 28E AGREEMENT

- a) Consider **resolution** approving a 28E Agreement between Johnson County; the University of Iowa; the City of Iowa City, Iowa; the City of Coralville, Iowa; and the City of North Liberty, Iowa for the creation and operation of the Joint Forensic Analysis Cyber Team (“J-FACT”).

Note: This 28E Agreement is for the Coralville Police Department to work in cooperation with the law enforcement agencies of the entities named in the resolution to analyze electronic data to aid in the investigation of crime as a member of the Joint Forensic Analysis Cyber Team and join their capabilities and resources to better serve the public while sharing skills, equipment, knowledge and revenue.

19. BRIDGEWATER SUBDIVISION ACCESS AGREEMENTS

- a) Consider **resolution** approving Access Agreements for River Products at the Bridgewater Subdivision.

Note: This sets an access route for air shafts located on the outlots in the Bridgewater Subdivision.

20. ENGINEERING SERVICES AGREEMENT

- a) Consider **resolution** approving an Engineering Services Agreement with McClure Engineering, Inc. for monthly Stormwater Design Review Services.

Note: This Agreement is for the review of stormwater design calculations and plans submitted to the City for compliance with the Post-Construction Stormwater Ordinance and to perform post-construction inspections as needed, not to exceed \$600.00 per month.

21. COOPERATIVE AGREEMENT

- a) Consider **resolution** approving a Cooperative Agreement with the Iowa Department of Transportation (“IDOT”) for fiber optic communication between IDOT and Coralville Intelligent Transportation System (“ITS”) Infrastructure.

Note: This Agreement is for installation of fiber optic communication between the City of Coralville’s and Iowa Department of Transportation’s Intelligent Transportation System Infrastructure.

22. AMENDMENT TO FINANCIAL SERVICES AGREEMENT

- a) Consider **resolution** approving an Amendment to the Financial Services Agreement with the Piper Sandler & Co.

Note: This Agreement is for the financial services provided by Piper Sandler & Co. for 2023 General Obligation Refunding and Corporate Purpose Bonds both taxable and tax-exempt for refinancing Bond Series 2018E, Bond Series 2018I and to acquire the fieldhouse.

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

- a) Approve minutes for the May 23, 2023 Coralville City Council Regular Meeting.
- b) Approve Iowa Retail Permit Applications for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/01/2023 through 06/30/2024. (See memo.)
- c) Approve **new** 5-Day Special Class C Retail Alcohol License with Outdoor Service for **The Chrome Horse Slophouse & Saloon**: Eff. 07/06. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- d) Approve **new** 5-Day Special Class C Retail Alcohol License with Outdoor Service for **Mellow Mushroom**: Eff. 07/27. (For the Business PM at Coral Ridge Mall)
- e) Approve Class E Liquor License with Class B Wine Permit, Class C Beer Permit and Sunday Sales for **Hy-Vee #2 Gas**: Eff. 06/23.
- f) Approve Class B Liquor License with Sunday Sales for **Radisson Coralville**: Eff. 07/01.
- g) Approve Class C Liquor License with Sunday Sales for **Cheddar’s Casual Café**: Eff. 07/01.
- h) Approve Class E Liquor License with Sunday Sales for **Casey’s General Store #2779**: Eff. 07/01.
- i) Approve Class E Liquor License with Class B Wine Permit, Class C Beer Permit and Sunday Sales for **Hy-Vee Gas #1**: Eff. 07/01.
- j) Approve **new** Special Class C Liquor License with Class B Wine Permit, Outdoor Service and Sunday Sales for **Winestyles**: Eff. 07/01.
- k) Approve Statement of Work with **CivicPlus** for annual recurring services for website hosting and support.
- l) Approve payment to **Kiesler Police Supply** for Police Department ammunition (#SI103798): \$19,670.64.
- m) Approve Iowa River Landing payment as approved by Watts Group to **I & S Group Inc. (ISG)** for Iowa River Landing Building G Landlord Improvements (#92398): \$9,370.00.

- n) Approve payment to **The Northway Corporation** for additional field labor to splice in new 4/0 HD jacketed submersible cable, pull 150 feet of pipe back up well and remove old spliced wire and install new submersible pump cable and reinstall at Well 10 (#16832): \$20,180.14.
- o) Approve payment to **Smith Landscape & Design Co.** for trees for the spring tree planting projects:
 - i) Invoice #16876 \$10,000.00
 - ii) Invoice #16877 \$15,000.00
- p) Approve payment to **Shoemaker & Haaland** for the Morrison Creek Trail Connection (#022450.00-1): \$4,950.00.
- q) Approve payment to **MoboTrex** for Streets – Traffic 15:
 - i) Invoice #265865 \$33,321.08
 - ii) Invoice #265731 \$16,437.00
- r) Approve payment to **Veenstra & Kimm**, for consulting services:
 - i) Well 10 Recasing (#5) \$152.00
 - ii) Well 10 Recasing (#1) \$597.00
 - iii) Water Plant Filter Media Replacement (#3) \$199.00
 - iv) Well 15 Improvements (#6) \$152.00
 - v) Central Trunk Sewer, Lower Reach (#2) \$76.00
 - vi) Kempf Lift Station Abandonment (#6) \$454.00
 - vii) Misc Water Consulting (#4) \$597.00
 - viii) NPDES General Permit 1 Renewal (#2) \$3,097.00
- s) Approve payment to **Iowa Department of Transportation** for SI #576749 fast dry white and yellow traffic paint, and reflectorize spheres (#CI-0015159): \$10,953.92.
- t) Approve payment to **WHP Trainingtowers** for 25 Padgenite Super Panels and crating (#23-3821): \$11,091.00.
- u) Approve payment to **The Powder Shop, Inc.** for 10 powder coat vine green trash cans (#CC 030223): \$14,143.00.
- v) Approve payment to **Johnson County Conservation Board** for Central Basin Trunk Sewer Project Wetland Mitigation Credit Purchase (#USACE-CEMVR-RD-2022-1707): \$13,500.00.
- w) Approve payment to **Shive-Hattery** for Coralville 5th Street Improvements (#1219270-17): \$3,089.00.
- x) Approve payment to **McClure** for Coralville – Colony Fen Gully Repair (#145457): \$3,780.00.
- y) Approve Iowa River Landing Invoice as approved by Watts Group to **Trumbull Consulting** for The Gym signing commission: \$8,877.00.
- z) Approve Iowa River Landing Invoice as approved by Watts Group to **Trumbull Consulting** for XGolf signing commission: \$24,000.00.
- aa) Approve Iowa River Landing Invoice as approved by Watts Group to **Pinnacle Realty** for XGolf lease commission (#15436): \$23,133.90.
- bb) Approve Iowa River Landing Invoice as approved by Watts Group to **JLL** for Blue Agave commission: \$17,510.28.
- cc) Approve Change Order #1 to Maxwell Construction, Inc. for Required SRF Wage Rate Update: \$0.00.
- dd) Approve Pay Application #1 to J Harding Inc. for Morrison Creek Drainageway Project 22450: \$73,055.00.
- ee) Approve Pay Estimate #5 to Northway Well & Pump Co. for Well 10 Recasing: \$48,123.20.
- ff) Accept quotations and approve purchase from Housby Isuzu of one new medium duty cab chassis and body for the Streets Department: For not to exceed \$86,712.00. (This unit will replace the 2009 Ford LCF, Unit #17 and be used for traffic paint application and general hauling.)
- gg) Approve Bill List for May 23, 2023.

24. City Administrator's report.

25. Mayor's report.

26. City Attorney's report.

27. Committee and Councilmember's report.

28. Motion to adjourn.

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

1. City Administrator's time.
2. Tour of CCPA Education Space, 860 Quarry Road. Travel is on your own.