

## AGENDA

6:30 PM

July 25, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, July 25, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7<sup>th</sup> Street. This meeting will be live streamed Tuesday, July 25, 2023 at 6:30 PM and rebroadcast on Mediacom 118-8 and on-demand at [www.coralville.org/coralvision](http://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 7<sup>th</sup> Street, Coralville, Iowa or by email at [tjohnson@coralville.org](mailto:tjohnson@coralville.org) no later than 5:00 PM, Tuesday, July 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](mailto:tjohnson@coralville.org) at least two business days prior to the meeting.

1. **Call to order.**
2. **Roll call.**
3. **Approve agenda.**
4. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
5. **PARCEL LOCATED AT ACORN DRIVE AND JAMES STREET ADJACENT TO JACOBS CLEAR CREEK SEVENTH SUBDIVISION**
  - a) **ORDINANCE NO. 2023-1009** An ordinance amending the Coralville Community Plan to reflect certain property generally known as a portion of the Southwest Quarter of the Southwest Quarter of Section 36, and a portion of the Northwest Quarter of the Northwest Quarter of Section 1, both of Township 80 North, Range 7 West, of the Fifth Principal Meridian, Coralville, Johnson County, Iowa to be designated Industrial Use in place of Regional Commercial Use, for **3<sup>rd</sup> and final consideration**.

**Note:** This land use amendment is for a 11.26-acre parcel located at the west end of Acorn Drive and James Street adjacent to Jacobs Clear Creek Seventh Subdivision for a proposed 80,000 square foot light-industrial facility with space for an office and light assembly, fabrication and distribution.

### 6. PARATRANSIT 28E AGREEMENT

- a) Consider **resolution** approving a 28E Agreement for Paratransit Services between the City of Coralville and Johnson County, Iowa for the period of August 1, 2023 through June 30, 2028.

**Note:** This 28E Agreement is for Johnson County SEATS to provide paratransit services from August 1, 2023 through June 30, 2028.

### 7. HYATT REGENCY CORALVILLE HOTEL & CONFERENCE CENTER RENOVATIONS

- a) Consider **resolution** to fix a date of meeting at which it is proposed to take action on the proposal to enter into one or more Lease Purchase Agreements or Loan Agreements in a principal amount not to exceed \$5,000,000.00 for improvements to and equipment for the City's hotel and conference center.

**Note:** This increase in the draw loan is not to exceed the construction cost budget, including closing costs and capitalized interest for the Hyatt Regency Hotel & Conference Center Renovations. The public hearing will be August 8, 2023.

#### **8. 5<sup>TH</sup> STREET WATER MAIN IMPROVEMENTS 2023 ~ PUBLIC HEARING**

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the Contract for the 5<sup>th</sup> Street Water Main Improvements 2023.
- c) Consider **resolution** approving the Contract and bond documents for the 5<sup>th</sup> Street Water Main Improvements 2023.

**Note:** This project will install new 12" diameter water main along 5<sup>th</sup> Street from 20<sup>th</sup> Avenue east to Morrison Creek.

#### **9. FISCAL YEAR 2024 AND 2025 NONPROFIT ORGANIZATIONS FUNDING AGREEMENTS**

- a) Consider **resolution** approving various Funding Agreements for Nonprofit Organizations performing services on behalf of Coralville Residents.

**Note:** These agreements are for funding nonprofit organizations to perform services to preserve and improve the peace safety, health, welfare, comfort and convenience of Coralville residents.

#### **10. FIRE PROTECTION SERVICES AGREEMENTS**

- a) Consider **resolution** approving Various Agreements to provide Fire Protection Service to exempt entities.

**Note:** These agreements utilize a formula to calculate the cost payable to the City to provide fire protection for the University of Iowa (Oakdale Campus), the Iowa Department of Transportation and the Iowa Department of Corrections, since they do not pay property taxes to cover those expenses.

#### **11. WETLAND MITIGATION CREDIT PURCHASE AGREEMENT**

- a) Consider **resolution** approving a Wetland Mitigation Credit Purchase Agreement with the Cedar River Crossing Wetland Mitigation Board and payment for the Oakdale Boulevard Extension.

**Note:** This agreement is for the .65 acres of emergent wetland the Oakdale Boulevard extension will impact and is not to exceed \$32,500.00. It is payable to the Johnson County Conservation Board who oversees the Cedar River Crossing Wetland Mitigation Board.

#### **12. WEST LAND USE CONNECTION FEES**

- a) Consider **resolution** acknowledging payment in full of the West Land Use Area Connection Fees levied against Lot 9, Coral Crossing Eighth Addition, Coralville, Iowa.

**Note:** This acknowledges a \$30,860.01 payment for West Land Use Area Connection Fees for Lot 9, Coral Crossing Eighth Addition.

#### **13. 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 201 E. 9<sup>th</sup> Street, Coralville, Iowa.

**Note:** The owners of the Hokkaido Coralville, Inc. at Iowa River Landing wish to enter into a 5-year Lease Agreement with two 5-year options to renew for 201 E. 9<sup>th</sup> Street in the Iowa River Landing District. Alternate proposals are due August 21, 2023 and the public hearing will be August 22, 2023.

- b) Consider **resolution** approving a Lease Termination Agreement with Taco Dirty To Me, LLC (d/b/a Fuzzy's Taco).

**Note:** Taco Dirty to Me LLC is terminating their lease in the Iowa River Landing and Hokkaido Coralville, Inc, will be moving into their location.

#### 14. SEWER REVENUE BONDS

- a) Consider **resolution** to fix a date for a public hearing on a Proposal to enter into one or more Sewer Revenue Loan Agreements and to borrow money thereunder. for

**Note:** This is to utilize Sewer Revenue Bonds to finance the West Land Use Area Central Trunk Sewer and Oakdale Force Main Projects. The public hearing will be August 8, 2023.

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

- a) Approve minutes for the July 11, 2023 Coralville City Council Regular Meeting.
- b) Approve Iowa Retail Permit Application of **TAJ International Foods** for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/26/2023 through 06/30/2024.
- c) Approve **New** 5-day Class B Beer Permit with Outdoor Service for **Fry Fest**: Eff. 09/01.
- d) Approve **new** 5-Day Special Class C Retail Alcohol License with Outdoor Service for **The Chrome Horse Slophouse & Saloon**: Eff. 08/03. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- e) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Casa Azul**: Eff. 08/14.
- f) Approve Class B Liquor License with Catering Privilege and Sunday Sales for **Hyatt Regency Coralville Hotel & Conference Center**: Eff. 08/18.
- g) Approve payment to **Johnson County Emergency Management Agency** for Fiscal Year 2024 Haz-Mat Team 28E Agreement Invoice (5/11/2023): \$11,159.00.
- h) Approve payment to **Hansen Asphalt** to mill down, apply tack coat and install 3" asphalt on 32" x 28' area of 5<sup>th</sup> Street (#1222): \$11,577.00.
- i) Approve payment to **InVeris Training Solutions, Inc.** for Police Department Virtual Reality Simulator (#997120): \$65,160.00.
- j) Approve payment to **Innovative Interfaces Incorporated** for Library's Polaris software maintenance May 1, 2023 - April 30, 2024: \$19,933.40.
- k) Approve payment to **Ferguson Waterworks #2516** for Water meters/equipment (#0448257): \$38,160.00.
- l) Approve payment of Draw #24 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.): \$1,259,300.45.
- m) Approve payment of Draw #25 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.): \$211,205.00.
- n) Approve payment to **Veenstra & Kimm, Inc.** for:
  - i) 2023 Bridge Inspections (#1) \$2,200.00
  - ii) NPDES GP1 Renewal (#3) \$2,506.00
  - iii) West Land Use Central Trunk Sewer – Lower Reach (#3) \$440.00
  - iv) Oakdale Blvd Force Main Improvements – Design Services (#6) \$8,988.39
  - v) Kempf Lift Station Abandonment – Design Services (#7) \$617.50
  - vi) Central Trunk Sewer (#9) \$55.00

- o) Approve payment to **Soil Concepts, Inc.** for 614 & 614 ½ 4<sup>th</sup> Avenue yard restoration following demolition (#23282-1): \$3,950.00.
- p) Approve payment to **Impact7G** for CRANDIC Flood System Wetland Mitigation (#30775): \$858.50.
- q) Approve payment to **Shive-Hattery, Inc.** for 5<sup>th</sup> Street Improvements (#1219270-18): \$17,011.80.
- r) Approve payment to **Shoemaker-Haaland** for Clear Creek Trail Connection (#021290.00-12): \$21,375.00.
- s) Approve payment to **Slabach Construction Co., Inc.** for 1<sup>st</sup> Avenue and I-80 Fiber Conduit extension to connect City and IDOT handholds (#27571): \$1,651.00.
- t) Approve payment to **Stanley Consultants, Inc.** for the Utility Resilience Project (#0247745): \$5,097.25.
- u) Approve payment to **Utility Services Co., Inc.** for:
  - i) Oakdale Water Tower Maintenance (#585352) \$103,799.00
  - ii) South Water Tower Maintenance (#585354) \$50,935.00
  - iii) Heartland Water Tower Maintenance (#585353) \$42,968.00
- v) Approve bid and payment to **Henderson Products, Inc.** for a 2025 Freightliner 108SD with Henderson 11' Munibody with snow plow package: \$278,401.00.
- w) Approve bid and payment to **Kilburg Equipment, LLC** for one heavy duty, 29 CY, fully automated refuse truck: \$332,378.40.
- x) Ratify changing accepted bid and payment from February 14, 2023 Council meeting from Strivers Ford, Waukee, Iowa for 3 2023 Ford Police Interceptor Vehicles with AWD and Select options for \$129,876.00 to ratifying the bid and payment from **Don Franklin Auto, Somerset, KY** for 3 Dodge Durango squad cars available for immediate delivery: for not to exceed \$119,424.00. (Note: The original bidder cannot guarantee when of if the three Ford Police Interceptors will be built and delivered and the department is critically short of squad cars.)
- y) Approve attendance of Drew Montz to MOCIC Annual Conference in Branson, MO from August 21-24, 2023: \$1,003.66.
- z) Approve attendance of Shane Kron to IACP Training Conference in San Diego, CA from October 13-18, 2023: \$3,519.75.
- aa) Approve attendance of Ellen Habel to ICMA in Austin, TX from September 30, 2023 – October 4, 2023: \$3,055.96.
- bb) Approve June 2023 Treasurer's Report.
- cc) Approve Bill List for July 25, 2023.

**16. City Administrator's report.**

**17. Mayor's report.**

**18. City Attorney's report.**

**19. Committee and Councilmember's report.**

**20. Motion to adjourn.**

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

1. August Planning & Zoning Submittals ~ Dave Johnson
2. Discussion of 1<sup>st</sup> Avenue and North Dubuque Street Speed Limits.
3. City Clerk Report ~ Thor Johnson
4. City Administrator's time.