

AGENDA

6:30 PM

August 8, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, August 8, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, August 8, 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, August 8, 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 present a Certificate of Appreciation to West Music for their significant contributions to the Community.**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **CIVCO PROJECT URBAN RENEWAL PLAN ~ PUBLIC HEARING**
 - a) Consultation Report.
 - b) Public hearing on the proposed Amendment No. 15 to the Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.
 - c) Consider **resolution** approving Amendment No. 15 to the amended and restated Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.

Note: This is for the abatement portion of the development agreement for the CIVCO project. The consultation was at 2:00 PM on Monday, July 24, 2023.

7. **HYATT REGENCY CORALVILLE HOTEL & CONFERENCE CENTER RENOVATIONS ~ PUBLIC HEARING**
 - a) Public Hearing for taking 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.
 - b) Consider **resolution** determining to proceed with the entering 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 and taking action thereon.

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 Coralville Hotel & Conference Center Renovations.

8. SEWER REVENUE BONDS ~ PUBLIC HEARING

- a) Public hearing on a Proposal to enter into one or more Sewer Revenue Loan Agreements and to borrow money thereunder.
- b) Consider **resolution** taking additional action to enter into one or more Sewer Revenue Loan Agreements in the amount not to exceed \$11,000,000.00.

Note: This is to utilize Sewer Revenue Bonds to finance the West Land Use Area Central Trunk Sewer and Oakdale Force Main Projects.

9. WELL 10 RECASING 2021

- a) **Motion** to approve Pay Estimate #6 FINAL from Northway Well & Pump Co. for the Well 10 Recasing 2021: \$33,057.30.
- b) Consider **resolution** accepting the Well 10 Recasing 2021 as completed.

Note: This project re-cased Water Well #10 near the intersection of 12th Avenue and Liberty Lane. Pay Estimate #6 FINAL for \$33,057.60 is the total owed for retainage and will be paid 30-days after its approval.

10. SPEED ZONES AMENDMENT

- a) Consider **ORDINANCE NO. 2023-1010** an Ordinance amending Section 63.01 of the Core of Ordinances of the City of Coralville establishing Special Speed Zones for **1st consideration**.
- b) Motion to collapse the 2nd and 3rd readings of Ordinance No. 2023-1010 at the August 22, 2023 Council Meeting.

Note: This will add special speed zones in the areas of 1st Avenue/North Liberty Road NE, Dubuque Street NE and Rustic Ridge Road NE.

11. 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 901 E. 2nd Avenue, Suite 105, Coralville, Iowa.

Note: The owners of the Allspice, Inc. at Iowa River Landing wish to enter into a 5-year Lease Agreement with one 5-year option to renew for 901 E. 2nd Avenue, Suite 105 in the Iowa River Landing District. Alternate proposals are due September 11, 2023 and the public hearing will be September 12, 2023.

- b) Consider **resolution** approving a Lease Termination Agreement with MDJD Aesthetic Practices and Transformations, Inc. (d/b/a Skin Body Soul).

Note: The owners of MDJD Aesthetic Practices and Transformations, Inc. wishes to vacate the premises at 919 E. 2nd Avenue and in exchange for terminating their lease early the City will receive \$80,000.00.

12. PROPERTY/LIABILITY/AUTO INSURANCE CONTACT UPDATE

- a) Consider **resolution** appointing Lynn Knight and Kelly J. Hayworth as the individuals to represent the City with the Iowa Communities Assurance Pool.

Note: This adds the new Human Resource/Risk Manager Lynn Knight as the City's representative with the Iowa Communities Assurance Pool.

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

- a) Approve minutes for the July 25, 2023 Coralville City Council Regular Meeting.
- b) Approve Class C Beer Permit with Sunday Sales for **Trader Joe's #728**: Eff. 09/01.
- c) Approve Class C Liquor License with Sunday Sales for **Chili's Southwest Grill**: Eff. 09/05.
- d) Approve payment to **Axiom Consultants LLC** for West Bank Construction Reports for the Hyatt Regency Coralville Renovations (#5048): \$500.00.
- e) Approve payment to **Larkspur Ecological Restoration** for 15% of the project bid for the timber stand improvements in the Dovetail Recreational Area (#043): \$1,125.00.
- f) Approve payment to **Nutri Ject Systems, Inc.** for biosolids transferred and land applied 7/17-25/2023: \$48,309.22.
- g) Approve payment to the **United States Geological Survey** for Annual Streamgaging Operation and Maintenance (#91084935): \$11,501.00.
- h) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) 2023 Bridge Inspections (#2) \$2,667.50
 - ii) Oakdale Blvd Force Main Improvements – Design Services (#7) \$21,728.56
 - iii) Kempf Lift Station Abandonment – Design Services (#8) \$95.00
- i) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **WCS Construction** for Landlord related design improvements for the Gym work/corridor and storage at Lot G (Draw #1): \$28,984.50.
- j) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Pappageorge Haymes Partners** for April 2023 IRL Master Planning, LOD's & CAD Services (136553): \$2,550.00.
- k) Approve a \$25,000.00 contribution to the **Metropolitan Planning Organization of Johnson County (MPOJC)** for Coralville's share of a Rapid Transit Study by the consultant team of Felsburg Holt & Ullevig (FHU) with Nelson Nygaard.
- l) Approve Bill List for August 8, 2023.

14. City Administrator's report.

15. Mayor's report.

16. City Attorney's report.

17. Committee and Councilmember's report.

18. Motion to adjourn.

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

- 1. Discuss proposal and cost for the updated Recreation Center and Indoor Pool/Competition Center Master Plan.
- 2. City Administrator's time.