

AGENDA

6:30 PM

August 22, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, August 22, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, August 22, 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 22, 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. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
5. **LOT 1, ALTMAIER ACRES ~ PUBLIC HEARING**
 - a) Community Development Department Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on rezoning Lot 1, Altmaier Acres from C-2 to I-PUD 2 and the PUD-B Site Plan.
 - d) Consider **resolution** approving the Preliminary Plat for Altmaier Acres, Coralville, Iowa.
 - e) **ORDINANCE NO. 2023-1011** 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, Altmaier Acres from C-2, Arterial Commercial District, to I-PUD 2, Industrial Planned Unit Development Two District, for **1st consideration**.

Note: This rezoning of a 11.14-acre site is for a proposed 79,281 square-foot industrial building to be used for light assembly, fabrication and distribution with 33,600 square-feet of office space.

- f) Consider **resolution** approving a Development Agreement with West Coralville Investment, LLC.

Note: This agreement requires the developer construct a \$15,000,000.00 project and have 165 jobs at an average annual salary of \$71,000.00 and the City will rebate 100% of the incremental tax revenues received from this project for 15 years. If the assessment is greater than \$15,000,000.00 the City will keep the additional incremental tax revenues.

6. **LOT 2, JACOBS CLEAR CREEK THIRD SUBDIVISION ~ PUBLIC HEARING**
 - a) Community Development Department Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on rezoning Lot 2, Jacobs Clear Creek Third Subdivision from C-2 to C-PUD 2 and the PUD-B Site Plan.

- d) **ORDINANCE NO. 2023-1012** 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 2, Jacobs Clear Creek Third Subdivision from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, for **1st consideration**.

Note: This rezoning of a 2.43-acre site is for a proposed 12,057 square-foot, 112-room, four-story hotel

7. 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 201 E. 9th Street, Coralville, Iowa.
- b) Consider **resolution** approving the disposition of property and approving a Lease Agreement with Hokkaido Coralville, Inc. (d/b/a Hokkaido Ramen House).

Note: The owners of 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. 9th Street in the Iowa River Landing District. Alternate proposals were due August 21, 2023.

8. 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 **2nd consideration**.
- b) 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 **3rd and final consideration**.

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. The Council approved collapsing the second and third readings of this ordinance at the August 8, 2023 Council Meeting.

9. HYATT REGENCY CORALVILLE HOTEL & CONFERENCE CENTER RENOVATIONS

- a) Consider **resolution** providing for the sale and issuance of not to exceed \$5,000,000.00 Credit Agreement Anticipation Notes and the execution of related documents.

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.

10. SEWER REVENUE BONDS

- a) Consider **resolution** authorizing and approving a Sewer Revenue Loan and Disbursement Agreement and providing for the sale and issuance of Sewer Revenue Bonds, Series 2023.

Note: This is to utilize Sewer Revenue Bonds to finance the costs of planning, designing, and construction improvements and extensions to the sewer system including West Land Use Area Central Trunk Sewer Phase I for not to exceed \$2,651,000.00.

11. TURF AND HORTICULTURE CONTRACTS

- a) Quotation Report.
- b) Consider **resolution** accepting quotes and awarding the Turf and Horticulture Temporary Contract.

Note: This is a little over a three-month contract (August 28, 2023 through November 30, 2023) for turf care and mowing, horticulture, and tree care for Coral Ridge Avenue, Highway 6, Iowa River Landing Non-CAM, Iowa River Landing North CAM and Iowa River Landing South CAM.

12. PARKS AND RECREATION PROFESSIONAL SERVICES AGREEMENTS

- a) Consider **resolution** approving a Professional Services Agreement with Confluence for the West Land Use Area Park Master Plan Master Plan.

Note: This agreement is for preparing a Master Plan for a park in the West Land Use Area of Coralville consisting of 60 acres of park land and 40 acres of land owned by the State of Iowa. This agreement is not to exceed \$30,000.00.

- b) Consider **resolution** approving a Professional Services Agreement with Confluence for a City Facilities Sign Design Plan.

Note: This agreement is for designing identification signage for City owned facilities and is not to exceed \$23,468.00.

13. WELL 15 IMPROVEMENTS

- a) **Motion** to approve Pay Estimate #5 FINAL from **Cahoy Pump Service, Inc.** for the Well 15 Improvements: \$6,726.20.
- b) Consider **resolution** accepting the Well 15 Improvements as completed.

Note: This project drilled a permanent Well 15 but it was abandoned before installing permanent pumps and controls after testing showed it only produced 100 gallons per minute instead of the expected 400-500 gallons per minute. Pay Estimate #5 FINAL for \$6,726.20 is the total owed for retainage and will be paid 30-days after its approval.

14. PUBLIC RECORDS FEES AND POLICY

- a) Consider **resolution** approving updates to fees and policies for the examination of public records performed by the City.

Note: This resolution will replace Resolution No. 97-317 which was adopted October 14, 1997 and is very outdated and does not take into account Amendments made to Section 22.3 of the Code of Iowa by the State Legislature.

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

- a) Approve minutes for the August 8, 2023 Coralville City Council Regular Meeting.
- b) Approve Class E Retail Alcohol License for **Kum & Go #521**: Eff. 09/15.
- c) Approve Class C Retail Alcohol License with Outdoor Service for **SpringHill Suites Coralville**: Eff. 9/15.
- d) Approve Class E Retail Alcohol License for **Hy-Vee Food Store #2**: Eff. 9/15.
- e) Approve Class C Retail Alcohol License with Outdoor Service for **Hy-Vee Market Grille**: Eff. 9/15.

- f) Approve Class C Retail Alcohol License with Brew Pub and Sunday Sales for **Chart Room**: Eff. 09/15.
- g) 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 #2): \$64,115.50.
- h) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Pappageorge Haymes Partners** for May 2023 IRL Master Planning, LOD's & CAD Services (#136619): \$2,362.50.
- i) Approve payment to **Ferguson Waterworks #2516** for water meter equipment (#0559368-1): \$38,160.00.
- j) Approve payment to **Hardscape Solutions of Iowa, Inc.** for 5th Street Intersection RAGBRAI Repairs (#3208): \$20,011.23.
- k) Approve payment to **Impact7G** for CRANDIC Flood Wetland Mitigation (#31144): \$2,263.10.
- l) Approve payment to **Fisher Underground Construction, Inc.** for:
 - i) The Aquatic Center Service Line Repairs (7/17/2023) \$1,890.00
 - ii) The Aquatic Center Service Line Repairs (7/17/2023) \$6,700.00
 - iii) Old Post Office (1002 5th St.) Water Service Disconnect (7/17/2023) \$650.00
- m) Approve payment to **Stevens Erosion Control** for backfilling along sidewalk and replacing erosion control for the 5th Street Improvements – 12th to 20th Avenues (#13964): \$4,200.00.
- n) Approve Pay Application #2 from **J. Harding Inc.** for the Morrison Creek Drainageway Project: \$8,645.00.
- o) Approve payment to the **Clear Creek Amana Community School District** for half the cost for the extra Storm Shelter Door and Stoop for the new elementary school (CCA ES Signed Revision #2): \$17,721.00. (The extra Storm Shelter Door was required by the Community Development Department due to the size of the space the City will be using in conjunction with the school and payment will not come until the end of the project.)
- p) Approve State Bid and purchase from **Stew Hansen Dodge, Des Moines, Iowa** for one new 2023 Chrysler Voyager van (FWD) for not to exceed \$37,303.50. (This will replace the Animal Control Truck with a more utilitarian vehicle and will be shared with administrative support personnel.)
- q) Accept quotations and award contract to **MityLite** for 100 chairs and a chair cart that will hold 98 chairs for the North Ridge Pavilion for not to exceed \$12,609.80.
- r) Ratify attendance of Kelly Hayworth to the EPA National Brownfields Training Conference in Detroit, MI from August 8-11, 2023: \$1,859.03.
- s) Approve July 2023 Treasurer's Report.
- t) Approve Bill List for August 22, 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. September Planning & Zoning Submittals ~ Dave Johnson
2. Stormwater Program Update.
3. Police Department Report ~ Shane Kron
4. City Administrator's time.