

AGENDA

6:30 PM

September 12, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, September 12, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, September 12, 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, September 12, 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 Body Moves Fitness 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. **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 901 E. 2nd Avenue, Suite 105, Coralville, Iowa.
 - b) Consider **resolution** approving the disposition of property and approving a Lease Agreement with Allspice, Inc.

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 were due September 11, 2023.

7. LOT 1, ALTMAIER ACRES

- a) **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 **2nd 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.

8. LOT 2, JACOBS CLEAR CREEK THIRD SUBDIVISION

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

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

9. CLEAR CREEK STREAM MITIGATION BANK

- a) Consider **resolution** authorizing execution of the Mitigation Banking Instrument for the Clear Creek Stream Mitigation Bank.

Note: This is a contract for the banking instrument with the U.S. Army Corp of Engineers and upon execution, allows the City to move forward with final construction document development, execution of conservation easement holder, and allows the City to sell the first 15% of credits for the bank.

- b) Consider **resolution** approving a Purchase Agreement for Stream Credits from the Clear Creek Stream Mitigation Bank for various City projects.

Note: Purchase of 689.20 credits to satisfy requirements for the Oakdale Boulevard Extension for not to exceed \$68,920.00; the purchase of 789.00 credits to satisfy requirements for the West Land Use Central Trunk Sewer Phase 2 for not to exceed \$78,900.00; and the purchase of 99.00 credits to satisfy requirements for the Kempf Lift Station Abandonment for not to exceed \$9,990.00; all from the Clear Creek Stream Mitigation Bank.

10. SEWER REVENUE BONDS

- a) Consider **resolution** taking additional action with respect to a Sewer Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a \$193,000.00 Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement).

Note: This is a loan for the planning and design of the Oakdale Boulevard Forcemain and is not to exceed \$193,000.00.

11. OAKDALE BOULEVARD EXTENSION

- a) Consider **resolution** accepting bids and awarding contract for the Oakdale Boulevard Extension.
- b) Consider **resolution** approving the contract and bond documents for the Oakdale Boulevard Extension.

Note: This contract will extend Oakdale Boulevard from its westerly terminus westerly to the approximate intersection with Crossing Ridge Drive.

12. AUBURN RIDGE

- a) Consider **resolution** accepting certain Municipal Improvements constructed in Auburn Ridge, Coralville, Iowa.

Note: This releases the subdivision from the lien for construction of municipal improvements except sidewalks and bioretention cells without further documentation.

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

- a) Approve minutes for the August 22, 2023 Coralville City Council Regular Meeting.

- b) Approve Class C Beer Permit with Class B Wine Permit and Sunday Sales for **New Pioneer Food Co-op**: Eff. 09/20.
- c) Approve Special Class C Liquor License for **Coffee Emporium**: Eff. 09/24.
- d) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Texas Roadhouse**: Eff. 09/28.
- e) Approve Class E Liquor License with Carryout Beer and Wine and Sunday Sales for **Wal-Mart Supercenter #2827**: Eff. 10/01.
- f) Approve Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **ReUnion Brewery (Mondo's)**: 10/01.
- g) Approve Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **Tribute**: Eff. 10/01.
- h) Approve Special Class C Liquor License for **Chez Grace**: Eff. 10/02.
- i) Approve Class C Liquor License with Sunday Sales for **Haveli Indian Cuisine**: Eff. 10/05.
- j) Approve Class E Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales for **The Depot Coralville**: Eff. 10/08.
- k) Approve payment to **CivicPlus LLC** for service request management toll SeeClickFix (#265356): \$12,258.83.
- l) Approve payment of Draw #26 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.): \$928,089.00.
- m) Approve payment of Draw #27 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.): \$602,438.00.
- n) Approve payment to **Impact7G** for:
 - i) Clear Creek Mitigation Banking Instrument (#31142) \$15,387.00
 - ii) Clear Creek Mitigation Banking Instrument (#30563) \$45,829.80
- o) Approve payment to **Axiom Consultants LLC** for West Bank Construction Reports for the Hyatt Regency Coralville Renovations (#5143): \$500.00.
- p) Approve payment to **D.W. Zinser Company, Inc.** for the Demolition at 1002 5th Street (Old Post Office) (#21-122508): \$33,400.00.
- q) Approve payment to **Lexipol, LLC** for Annual Law Enforcement Supplemental Manuals, Policy Manuel and Daily Training Bulletins (#INVLEX17513): \$14,542.11.
- r) Approve payment to **Electric Pump** for pump repairs at 3rd Avenue Lift Station (#0902796-IN): \$20,642.60.
- s) 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 #3): \$9,900.00.
- t) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **WCS Construction** for Landlord related demolition work for the Allspice Tenant Space (Draw #1 - Final): \$6,100.00.
- u) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Pappageorge Haymes Partners** for June 2023 IRL Master Planning, LOD's & CAD Services (#136650): \$1,650.00.
- v) Approve payment to **Millennium Concrete** for Brown Deer Cart Path removal and replacement (#5828): \$25,000.00.
- w) Approve payment to **Tannery Creek Systems, Inc.** for the Parking Department's AutoChalk System annual maintenance fee (#2023-086): \$12,100.00.
- x) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Well 10 Recasing (#2) \$80.00
 - ii) NPDES GP1 Renewal (#4) \$1,074.00
 - iii) Oakdale Blvd Force Main Improvements – Design Services (#8) \$10,854.37
- y) Approve Pay Estimate #1 to **Maxwell Construction, Inc.** for the West Land Use Central Trunk Sewer Phase 1: \$273,641.46.

- z) Approve quotation and payment to **A2Z Heating & Plumbing** to replace the current HVAC system (\$7,553.56) and shop heater (\$4,033.09) in the Operator Building at the Water Treatment Facility for a total of not to exceed \$11,586.65.
- aa) Approve State Bid and purchase from **Stivers Ford, Waukege, Iowa** for three new 2024 Ford F350 pick-ups for not to exceed \$48,635.00 per vehicle or a total of \$145,905.00. (These will replace one 2015 Ford F350 and two 2017 Ford F350 pick-ups used by the Parking Department for snow removal.)
- bb) Approve Joint Funding Agreement with the **U.S. Department of Interior, United States Geological Survey** for the operation and maintenance of 6 streamgaging stations, 1 precipitation gage and associated equipment for Fiscal Year 2023: Not to exceed \$12,470.00.
- cc) Approve proposal to **Shoemaker-Haaland** for 1503 Brown Deer Road Storm Sewer: \$9,800.00.
- dd) Approve attendance of Sherri Proud to the NRPA National Conference in Dallas, TX from October 8-12, 2023: \$2,922.99.
- ee) Approve attendance of Amy Erickson to the NRPA National Conference in Dallas, TX from October 9-12, 2023: \$1,476.10.
- ff) Ratify attendance of Vicky Robrock to the 2023 Midwest/SW Transit Conference in Kansas City, MO from September 6-8, 2023: \$1,043.70.
- gg) Approve attendance of Zack Harmes to ILEA Basic Academy #311 in Johnston, Iowa from August 27, 2023 to December 15, 2023: \$10,127.70.
- hh) Approve attendance of Mike Darjania and Luke Seele to FBI LEEDA – SLI in Oswego, IL from November 11-17, 2023: \$2,762.80.
- ii) Approve attendance of Mike Darjania to FBI LEEDA – ELI in O’Fallon, MO from April 7-12, 2024: \$1,779.11.
- jj) Approve attendance of Mike Darjania to FBI LEEDA – CLI in Prairie Du Sac, WI from February 11-16, 2024: \$1,730.11.
- kk) Approve attendance of Brad Clark and Rodney Courtney to FBI LEEDA – SLI in Prairie Du Sac, WI from December 10-15, 2024: \$2,922.20.
- ll) Approve attendance of Brad Clark to FBI LEEDA – CLI in Cedar Falls, IA from May 13-17, 2024: \$1,570.50.
- mm) Approve attendance of Brad Clark to FBI LEEDA – ELI in Cedar Falls, IA from July 22-26, 2024: \$1,621.98.
- nn) Approve attendance of Jared Sasina to University of Iowa EMT Course in Iowa City, IA from August 21 through December 13, 2023: \$1,945.00.
- oo) Approve attendance of Blake Ryerson to University of Iowa EMT Course in Iowa City, IA from August 21 through December 13, 2023: \$1,945.00.
- pp) Approve attendance of Katie Myers to EMT Program in Cedar Rapids, IA from August 21 through December 5, 2023: \$2,506.00.
- qq) Approve attendance of Levi Cope to EMT Program in Cedar Rapids, IA from August 21 through December 5, 2023: \$2,506.00.
- rr) Approve attendance of Kelly Hayworth to ICMA Annual Conference in Austin, TX from October 1-4, 2023: \$2,086.21.
- ss) Approve Bill List for September 12, 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.