

AGENDA

6:30 PM

September 26, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, September 26, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, September 26, 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 26, 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 issue a Certificate of Appreciation for the Community Ambassador Program.**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **JACOBS CLEAR CREEK EIGHTH ADDITION**
 - a) Community Development Department Report.
 - b) Planning & Zoning Commission Report.
 - c) Consider **resolution** approving the Preliminary Plat for Jacobs Clear Creek Eighth Addition, Coralville, Iowa.
 - d) Consider **resolution** approving the Final Plat for Jacobs Clear Creek Eighth Addition, Coralville, Iowa.

Note: These plats are for a re-subdivision of Jacobs Clear Creek 5th Subdivision and Outlot A of Altmaier Acres.

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 **3rd and final consideration**.
- b) Consider **resolution** approving the Final Plat for Altmaier Acres, Coralville, Iowa.
- c) Consider **resolution** approving the PUD-B Site Plan for Lot 1, Altmaier Acres, Coralville, Iowa.

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 **3rd and final consideration**.
- b) Consider **resolution** approving the PUD-B Site Plan for Lot 2, Jacobs Clear Creek Third Subdivision, Coralville, Iowa.

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

9. WELLMARK BLUE CROSS/BLUE SHIELD

- a) Consider **resolution** approving the quotation of Wellmark Blue Cross/Blue Shield to provide health insurance coverage for City Employees.

Note: The City has received a quote for a 3.42% increase to its current premiums for calendar year 2024.

10. SMOKE FREE PLACES AND TOBACCO AND NICOTINE FREE PARKS AND TRAILS

- a) **ORDINANCE NO. 2023-1013** An ordinance amending Chapter 43 of the Coralville Code of Ordinances of the City of Coralville, as previously amended, incorporating Tobacco and Nicotine Free Parks, Open Spaces and Trails within the City, for **1st consideration**.

Note: This will prohibit the use of all tobacco, vape and nicotine products on all park grounds and facilities within those park grounds excluding U.S. and Coralville waters and golf courses.

11. RECREATION CENTER AND INDOOR POOL COMPETITION CENTER MASTER PLAN

- a) Consider **resolution** approving a Professional Services Agreement with Neumann Monson Architects for concept design for the renovations to the Coralville Recreation Center and Indoor Pool Competition Center.

Note: This Pre-Design Services Agreement is for updating the 2004 Recreation Center and Indoor Pool Concept developed by Neumann Monson and expanding the previous indoor pool concept into a large indoor pool competition center to be shared with Iowa City West High, Iowa City Liberty High, Northwest Junior High and North Central Junior High. This agreement is not to exceed \$150,988.94.

- b) Consider **resolution** approving a Memorandum of Understanding with the Iowa City Community School District to share costs of an Agreement to provide a design concept for the Renovations to the Coralville Recreation Center and Indoor Pool Competition Center Master Plan.

Note: This Memorandum of Understanding with split the \$150,988.94 cost of the Pre-Design Services Agreement for a Recreation Center and Indoor Pool Competition Center. The City of Coralville will 60% of the cost and the Iowa City Community School District will pay 40% of the cost.

12. GOVERNOR'S TRAFFIC SAFETY CONTRACT

- a) Consider **resolution** approving an Agreement with the Governor's Traffic Safety Bureau for Traffic Services.

Note: The FY 2024 Highway Safety Grant is for \$17,900.00 to cover 179 overtime hours of high visibility traffic enforcement, 71 hours of impaired driver focused enforcement, two targeted traffic enforcement

projects, twelve public information/education activities aimed at improving driver safety behaviors, two observational occupant protection surveys, program training and related travel, purchase of NHTSA-approved radar and one DPS approved preliminary breath tester (PBT).

13. LEASE AGREEMENTS

- a) Consider **resolution** setting a date for a public hearing on the intention to enter into a 20-Year Lease Extension with SprintCom, LLC at the Heartland Water Tower.

Note: This lease will allow SprintCom, LLC's to continue using the Heartland Water Tower for a telecommunications facility for the next 20-years and increases the rent from \$300.00 per month to \$1,500.00 per month with 10% increases every 5-years. The public hearing will be October 10, 2023.

- b) Consider **resolution** approving a Farm Lease with Josh Amelon for an approximate 16-Acre parcel located north of U.S. Highway 6 and east of Interstate 380.

Note: This Lease Agreement is for 16 acres to be used for agricultural purposes for \$3,200.00 per year.

14. CONSULTING SERVICES AGREEMENT

- a) Consider **resolution** approving a Consulting Services Agreement with Michael Funke for Human Resource and Risk Management Services

Note: There is a 9-month Consulting Services Agreement with former Human Resource and Risk Manager Michael Funke to assist the Human Resource and Risk Management Department with various projects and the transition of the newly hired manager.

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

- a) Approve minutes for the September 12, 2023 Coralville City Council Regular Meeting.
- b) Approve **new** Class C Alcohol License with Outdoor Service for **X-GOLF Coralville**: Eff. 10/02.
- c) Approve Class C Alcohol License with Catering Privilege and Outdoor Service for **Monica's**: Eff. 10/21.
- d) Approve Class C Alcohol License with Outdoor Service for **Pat & Franny's, LLC**: Eff. 10/26.
- e) Approve Class C Beer Permit for **Aldi Inc. #56**: Eff. 11/01.
- f) Approve Class E Alcohol License for **Keystone Liquor**: Eff. 11/01.
- g) Approve payment to **Impact7G** for:
 - i) Clear Creek Mitigation Banking Instrument (#31436) \$35,430.60
 - ii) Iowa River Landing Wetland Interpretive Signage (#31095) \$8,500.00
 - iii) CRANDIC Flood Wetland Mitigation (#31434): \$2,085.90.
- h) Approve payment to **ESCO Automation** for Wastewater Plant System Support (#135858): \$13,164.13.
- i) Approve payment to **Axiom Consultants LLC** for West Bank Construction Reports for the Hyatt Regency Coralville Renovations (#5223): \$500.00.
- j) Approve payment to **Basepoint Building Automations** for Recreation Center HVAC Controller Project (#134992): \$10,800.00.
- k) Approve payment to **R.M. Boggs Co. Inc.** for Library Chiller Maintenance Project (#12949): \$15,046.82.
- l) Approve payment to **Triple B Construction** for:
 - i) Additional Fen Work – spot spray invasive plants (#4499) \$2,700.00
 - ii) Additional Fen Work – repair wash-outs and additional stone ditch checks (#4500) \$4,200.00

- m) Approve payment to **Terracon Consultants, Inc.** for 5th Street Water Main Improvements 2023 (#TJ97050): \$2,276.00.
- n) Approve payment to **Shoemaker & Haaland** for the Clear Creek Trail Connection (#021290.00-13): \$2,565.00.
- o) Approve payment to **Country Landscapes, Inc.** for the Veteran's Memorial Monument Stones Final Payment (#0141876-IN): \$34,475.00.
- p) Approve Pay Estimate #1 to **BWC, Inc.** for the 5th Street Water Main Improvements 2023: \$128,389.88.
- q) Accept quotations and award proposal to **Dave Schmitt Construction Co., Inc.** for Oakdale Boulevard Forcemain – Utility Potholing: \$51,541.00.
- r) Accept quotations and award proposal to **CIT Sewer Solutions** for Sanitary Sewer System Repairs: \$130,000.00. (This work will be pair out of the Wastewater Department Reserves Account.)
- s) Approve attendance of Tim Yoder and Luke Seele to ALICE training in North Liberty, Iowa from February 12-13, 2023: \$1,498.00.
- t) Approve August 2023 Treasurer's Report.
- u) Approve Bill List for September 26, 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. October Planning & Zoning Submittals ~ Dave Johnson
2. Water Department Report ~ Jordon Altenhofen
3. City Administrator's time.