

## AGENDA

6:30 PM

October 24, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, October 24, 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, October 24, 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, October 24, 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. **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 **3<sup>rd</sup> and final 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.

### 6. URBAN RENEWAL AREAS

- a) **ORDINANCE NO. 2023-1014** An ordinance amending Ordinance Nos. 608, 707, 2001-942, 2006-1052, 2013-1009, 2014-1007, 2017-1017, 2020-1014 and 2022-1014 providing that general property taxes levied and collected each year on all property located within the Coralville Urban Renewal Project Area in the City of Coralville, County of Johnson, State of Iowa, by and for the benefit of the State of Iowa, City of Coralville, County of Johnson, Iowa City Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Redevelopment Project, **for 1<sup>st</sup> consideration**.

**Note:** This ordinance sets the base value of Lot 7, Coral Ridge Commerce Park Phase 7 in the Coralville Urban Renewal Area (Oakdale) on Crosspark Road. This is the lot with Barrett's.

### 7. NORTHEAST AREA WATER & SEWER CONNECTION FEES

- a) Consider **resolution** acknowledging payment in full of the Northeast Area Sanitary Sewer and Water Connection Fees levied against certain parcels located in Forevergreen Heights Phase 2, Part 2, Coralville, Iowa.

**Note:** The property owner has paid in full the \$56,385.96 owed for connection fees on certain lots in Forevergreen Heights Phase 2, Part 2 and this will release the liens for those fees on these lots.

- b) Consider **resolution** acknowledging payment in full of the Northeast Area Sanitary Sewer and Water Connection Fees levied against certain lots located in Forevergreen Heights Phase 2, Part 3, Coralville, Iowa.

**Note:** The property owner has paid in full the \$74,767.95 owed for connection fees on certain lots in Forevergreen Heights Phase 2, Part 3 and this will release the liens for those fees on these lots.

## **8. OAKDALE TRUNK SEWER PHASE 1 CONNECTION FEE**

- a) Consider **resolution** acknowledging payment in full of the Oakdale Trunk Sewer Phase 1 Connection Fee for Lot 1, Altmaier Acres, Coralville, Iowa.

**Note:** The property owner has paid in full the \$2,940.96 owed for connection fees on Lot 1 in Altmaier Acres and this will release the liens for those fees on this lot.

## **9. FINANCIAL SERVICES AGREEMENT AMENDMENT**

- a) Consider **resolution** approving an Amendment to the Financial Services Agreement with Piper Sandler & Co.

**Note:** This amendment adds financial services for 2023 Sewer Revenue Bonds (Clear Creek Stream Mitigation Bank Phase 1 Project).

## **10. SEWER REVENUE BOND**

- a) Consider **resolution** to fix s date for a public hearing on a proposal to enter into one or more Loan/Credit Agreements to borrow money thereunder in a principal of \$2,500,000.00.

**Note:** This bond will finance the Clear Creek Stream Mitigation Bank Construction which includes improvements of Reaches 1 & 3 and Becky's Creek regions of Clear Creek.

## **11. CLEAR CREEK STREAM MITIGATION BANK CONSTRUCTION**

- a) Consider **resolution** approving an Engineering Services Agreement with Bolton & Menk for the Clear Creek Stream Mitigation Bank Construction.

**Note:** This agreement is for assisting the City with the construction phase engineering and administrative services for the Clear Creek Stream Mitigation Bank Construction. This agreement is not to exceed \$647,700.00.

- b) Consider **resolution** setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Clear Creek Stream Mitigation Bank Construction.

**Note:** The public hearing on plans, specifications, estimate of costs and form of contract for the Clear Creek Stream Bank Construction will be November 14, 2023. The project includes improvements of Reaches 1 & 3 and Becky's Creek regions of Clear Creek.

## **12. EASEMENT AGREEMENTS**

- a) Consider **resolution** approving an Easement Agreements in connection with the 1503 Brown Deer Road Storm Sewer Outfall Project.

**Note:** This is for permanent and/or temporary construction, storm sewer and drainage easement agreements needed for the 1503 Brown Deer Road Storm Sewer Outfall Project.

### 13. IRL PARKVIEW PHASE 2

- a) Consider **resolution** accepting Public Improvements constructed on IRL Parkview Phase 2, Coralville, Iowa.

**Note:** This resolution accepts the public improvements for IRL Parkview Phase 2 and releases the subdivision from lean for those public improvements excluding the sidewalks pursuant to the Subdivider's Agreement.

### 14. PROCUREMENT CARDS

- a) Consider **resolution** designating the position of "Education Supervisor" for the Center for the Performing Arts to the list of certain positions allowed to be issued a procurement card pursuant to the Coralville Purchasing Policy.

**Note:** This allows the new position of "Education Supervisor" for the Center for the Performing Arts to be issued a procurement card by the City.

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

- a) Approve minutes for the October 10, 2023 Coralville City Council Regular Meeting.
- b) Approve **new** Class C Retail Alcohol License with Outdoor Service for **Hokkaido Ramen House**: Eff. 09/27.
- c) Approve Class C Retail Alcohol License with Outdoor Service for **Buffalo Wild Wings Grill & Bar**: Eff. 11/15.
- d) Approve payment to **Basepoint Building Automations** for the Parks, Transit, Water Department Facility HVAC/Gas Detections system upgrade project (#137181 – Final Installment): \$66,150.00.
- e) Ratify payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **All American Concrete, Inc.** for concrete repair work for Intermodal sidewalks/curbs (#5991): \$12,199.00.
- f) Ratify payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Pappageorge Haymes Partners** for Jan. – Feb. 2023 IRL Master Planning, LOD's & CAD Serv. (136401): \$1,725.00.
- g) Approve Iowa River Landing payment as approved by Watts Group to **Sustainable Landscape Solutions LLC** for plantings in the Iowa River Landing District (#5533): \$24,686.00.
- h) Approve Iowa River Landing payment as approved by Watts Group to **Quality Care Lawn** for plantings in the Iowa River Landing North CAM Landscape Program October 2023 (#17679): \$17,574.76.
- i) Approve payment to **Impact7G** for:
  - i) Clear Creek Mitigation Banking Instrument (#30868) \$12,420.23
  - ii) Clear Creek Mitigation Banking Instrument (#31819) \$1,373.83
  - iii) Iowa River Landing Wetland Interpretive Signage (#31839) \$1,500.00
- j) Approve payment to **Creative Software Services, Inc. (CSS)** for 4 Optiplex Small Form Factor and 4 Dell Latitude 7440 XCTO for the Library (#TT\_4929): \$10,167.36.
- k) Approve payment of Draw #29 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.): \$633,729.00.

- l) Approve payment to **Axiom Consultants LLC** for West Bank Construction Reports for the Hyatt Regency Coralville Renovations (#5349): \$500.00.
- m) Approve payment to **Midwest Mitigation Oversight Association Incorporated** for the Conservation Easement Assignment as Grantee for USACOE Permit No. CEMVR-RD-2021-0792 Stewardship Fee for Clear Creek Stream Mitigation Bank (#23-3395): \$18,000.00.
- n) Approve Pay Estimate #2 to **BWC, Inc.** for the 5<sup>th</sup> Street Water Main Improvements 2023: \$32,989.66.
- o) Accept quotations and award contract to **Maxwell** Construction for the 1503 Brown Deer Road Storm Sewer Outfall for not to exceed \$80,931.00.
- p) Approve the September 2023 Treasurer's Report.
- q) Approve Bill List for October 24, 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. November Planning & Zoning Submittals ~ Dave Johnson
2. Community Development Department Report ~ Dave Johnson
3. City Administrator's time.