

AGENDA

6:30 PM

November 14, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, November 14, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, November 14, 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, November 14, 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 proclaim November 14-17, 2023 as "National Apprenticeship Week" and November 18, 2023 as "National Injury Prevention Day."**
5. **RAGBRAI Committee Presentation of a check to the City of Coralville.**
6. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
7. **CLEAR CREEK STREAM MITIGATION BANK CONSTRUCTION ~ PUBLIC HEARING**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the Clear Creek Stream Mitigation Bank Construction.
 - b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract; ordering bids, setting a date for the receiving of bids; and directing posting of the bid letting; all for the Clear Creek Stream Mitigation Bank Construction.
- Note:** The Clear Creek Stream Bank Construction includes improvements of Reaches 1 & 3 and Becky's Creek regions of Clear Creek.
8. **5TH STREET IMPROVEMENTS – 12TH AVENUE TO 20TH AVENUE ~ PUBLIC HEARING**
 - a) Bid Report.
 - b) Consider **resolution** accepting bids and awarding the Contract for the 5th Street Improvements – 12th Avenue to 20th Avenue.
 - c) Consider **resolution** approving the Contract and bond documents for the 5th Street Improvements – 12th Avenue to 20th Avenue.

Note: This project will improve 5th Street between 12th Avenue and 20th Avenue. This project will no longer include the water main improvements which were bid out as a separate project in hopes of getting a better bid. Acceptance of bids, contract and bond documents are subject Iowa Department of Transportation concurrence.

9. MORRISON CREEK DRAINAGEWAY PROJECT

- a) Motion approving Pay Application #3 (Retainage) from **J. Harding, Inc.** for the Morrison Creek Drainageway Project: \$4,300.00.
- b) Consider **resolution** accepting the Morrison Creek Drainageway Project as completed.

Note: This project built a trail crossing the Morrison Creek drainageway north of 8th Street and connected the trails on both sides of the drainageway. Pay Application #3 is for the \$4,300.00 retainage to be paid 30-days after it is approved.

10. 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 2nd 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.

11. CONSTRUCTION SITE RUNOFF AND SEDIMENT CONTROL ORDINANCE

- a) **ORDINANCE NO. 2023-1015** An ordinance amending Chapter 159 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding construction site runoff and sediment control, **for 1st consideration.**

Note: These changes are in response to United States Environmental Protection Agency comments from a recent audit of the Construction Site Runoff and Sediment Control Ordinance.

12. STREET FINANCE REPORT

- a) Consider **resolution** approving the Fiscal Year 2023 Street Finance Report.

Note: This report itemizes the allocation of funds used to construct, repair and maintain City streets.

13. ANNUAL URBAN RENEWAL REPORT

- a) **Motion** approving and accepting the Annual Urban Renewal Report, Fiscal Year 2023.

Note: The City Council is required by HF2640 to formally approve by motion the filing of an Annual Urban Renewal Report with the Iowa Department of Management.

14. FINANCING

- a) Consider **resolution** appropriating payment of certain annual appropriation debt service instruments and directing the Finance Officer to certify tax increment financing debt to the Johnson County Auditor.

Note: The City Council is required to determine whether it will appropriate funds for bond payment by December 1st of each year.

15. INTERFUND TIF LOANS

- a) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

Note: This is a \$75,000.00 advance for financing projects from the Coralville (Oakdale) Urban Renewal Area Tax Increment Revenue Fund.

- b) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

Note: This is a \$150,000.00 advance for financing projects from the 12th Avenue Urban Renewal Area Tax Increment Revenue Fund.

16. IOWA RIVER LANDING LEASE AMENDMENT

- a) Consider **resolution** approving Third Amendment to that certain Lease Agreement between the City of Coralville and University of Iowa Community Medical Services, LLC for 920 E. 2nd Avenue, Suite 120.

Note: The Amendment will extend the current lease term from December 31, 2023 to June 30, 2024; reduce the square footage by 730 square feet; and have the City add the demising walls needed for the 730 square foot reduction of UI Sleep Solutions.

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

- a) Approve minutes for the October 24, 2023 Coralville City Council Regular Meeting.
- b) Approve and ratify the State of Iowa 2023 Annual Financial Report for the City of Coralville.
- c) Approve Class C Liquor License with Sunday Sales for **The Hawk Lounge**: Eff. 11/29.
- d) Approve Class E Liquor License with Carryout Beer & Wine and Sunday Sales for **Target Store T-1113**: Eff. 12/01.
- e) Ratify payment to **Maxwell** for 900 Camp Cardinal Boulevard Water Leak (#MISC): \$13,251.00.
- f) Approve payment to **Confluence** for Coralville Parks & Facilities Signage Design (#27502): \$3,047.06.
- g) Approve payment to **Hyatt Regency Coralville Hotel & Conference** for Center Modern Piping Inc. FF&E Invoice #60812 for RBI Boiler Refractory Replacement (#ENG2023-01): \$6,978.07.
- h) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for Pinnacle Plumbing Holdings LLC FF&E Invoices:
 - i) Invoice #8192 – Heat Pumps leak and repairs (ENG2023-05): \$3,981.13.
 - ii) Invoice #8160 – Repair 4” hot water line and rebuilt mixing valve (#ENG2023-06): \$4667.42.
 - iii) Invoice #8969 - Purchase and installation of a Daiken 18,000 btu single zone – cooling only mini-split system (#ENG2023-07): \$3,775.00.
 - iv) Invoice #9209 – penthouse water line repairs (#ENG2023-08): \$8,935.00.
- i) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for Nelson Electric Co. FF&E Invoice #180747 for electrical work for new Daiken 18,000 btu single zone – cooling only mini-split system (#ENG2023-07): \$1,225.00.
- j) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for Brecke Mechanical Contractors FF&E Invoice #104766 for replacing VFD for chilled water pump (#ENG04-01): \$5,777.00.
- k) Approve payment to **Stanley Consultants, Inc.** for BRIC Application for Utility Resilience Advanced Assistance (#0249601): \$2,024.00.

- l) Approve payment to **Terracon Consultants, Inc.** for:
 - i) 5th Street Water Main Improvements (#TK12828) \$359.75
 - ii) 5th Street Improvements, retaining wall Geotech (#TK18780) \$6,635.00
 - iii) WLU Central Trunk Sewer Phase 2 geotechnical (#TK25081) \$5,500.00
 - iv) Oakdale Blvd Extension (TK26034) \$2,805.00
- m) Approve payment to **Shoemaker & Haaland** for 1503 Brown Deer Storm Sewer Outfall (#023259.00-1): \$9,800.00.
- n) Approve payment to **MMS Consultants** for:
 - i) Oakdale Boulevard Extension (#36747) \$9,630.00
 - ii) Oakdale Boulevard Extension (#36946) \$4,300.00
- o) Approve payment to **Center for Internet Security, Inc. (CIS)** for CrowdStrike subscription (#INV-231025-0052295): \$16,170.00.
- p) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) WLU Central Trunk Sewer – Lower Reach Gen (#5) \$2,837.50
 - ii) Kempf Lift Station Abandonment - Design (#9) \$1,430.00
 - iii) Oakdale Blvd Force Main Improvements – Design Services (#10) \$4,537.99
- q) Approve payment to **Shive-Hattery** for:
 - i) 5th Street Improvements (#1219270-19) \$22,521.35
 - ii) 5th Street Improvements (#1219270-20) \$3,362.00
- r) Approve payment to **Consulting Software Services, Inc. (CSS)** for Exchange Online (Plan 1) for GCC – 1 user, recurring from 10-25-2023 through 10-25-2024 and Sonicwall NSA 4700 HA pair, 3-year essentials, secure upgrade plus (#TT_5043): \$17,800.00.
- s) Approve payment to **SNI Solutions** for Biomelt AG 64 for the Streets Department (#142119): \$11,739.00.
- t) Approve payment to **Keltek Incorporated** for installation of police equipment, lights and mounts for 2023 Dodge Durango (#9448): \$12,369.89.
- u) Approve payment to **Feld Fire** for two 265-gallon totes of non-fluorinated foam concentrate (#0336941): \$27,945.46.
- v) Approve payment to **ESI** for replacing the Pressure Reducing Valve for the water system: \$15,250.00. (#880470): \$15,250.00.
- w) Approve payment to **Isaac Campbell** for the Coralville 150th Celebration Wheat Pasting Campaign (3rd and Final Invoice): \$16,022.00.
- x) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Pappageorge Haymes Partners** for City-Share Master Planning – Potential Development Lot I Review (#136832): \$325.00.
- y) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Wagner Construction Services (WCS)** for Building G Storage Room Fencing (Pay Application #1): \$13,530.00.
- z) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **X-Golf Coralville** for their tenant improvement allowance (#000001): \$280,000.00.
- aa) Approve Pay Estimate #5 to **Midwest Concrete, Inc.** for the Clear Creek Trail Connection: \$104,821.01.
- bb) Approve Pay Estimate #1: \$56,343.79; and Change Order #1: +\$550.00; to **Metro Pavers, Inc.** for the Oakdale Boulevard Extension 2023.
- cc) Approve Change Order to approved **Marion Body Works** Fire Engine bid of \$799,455.00 for not to exceed +\$1,994.00. (This makes the total cost \$801,449.00 and changes the delivery date by 1 week to August 30, 2023.)
- dd) Approve Reimbursement Agreement with **Rael Development Group** for design of MidAmerican Energy Company relocation of transmission lines in the SE Commercial Area: not to exceed \$120,000.00.
- ee) Approve Bill List for November 14, 2023.

18. City Administrator’s report.

19. Mayor’s report.

20. City Attorney's report.

21. Committee and Councilmember's report.

22. Motion to adjourn.

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

1. Review West Land Use Infrastructure Projects ~ Scott Larson
2. Discussion of the Iowa City/Coralville Convention & Visitors Bureau Funding Agreement.
3. City Administrator's time.