

## AGENDA

6:30 PM

November 28, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, November 28, 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, November 28, 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, November 28, 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. **Swear in Royce Peterson as Councilperson.**
3. **Roll call.**
4. **Approve agenda.**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **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. Bids are due at 10:00 AM on January 3, 2024.

### 7. WEST LAND USE AREA MASTER PLAN AMENDMENT ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing for amending the Coralville West Land Use Area Master Plan.
- d) **ORDINANCE NO. 2023-1016** An ordinance amending the Coralville Community Plan, 2014 Edition, by amending the 2016 Coralville West Land Use Area Master Plan, as previously amended.

**Note:** This will change the West Land Use Area Master Plan by allowing convenience stores with fuel sales, better defining architectural metal panels, prohibiting detached fuel canopy islands in front yards, expanding the requirements for Commercial Office Buildings to include Civic Buildings and adding greater specificity and direction for sign design.

## 8. JARAS ADDITION PRELIMINARY PLAT AMENDMENT

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the amended the Preliminary Plat for Jaras Addition, Coralville, Iowa.

**Note:** This amendment adds a private sanitary sewer easement and a common access easement to the Preliminary Plat.

## 9. 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 3<sup>rd</sup> and final 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.

## 10. 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 2<sup>nd</sup> 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.

## 11. NOTICE OF RIGHT OF REDEMPTION

- a) Consider **resolution** directing the City Attorney to deliver notice of Expiration of Right of Redemption for Tax Parcel No. 1006278010.

**Note:** This is for Lot B, Lantern Park First Addition.

## 12. IOWA CITY CORALVILLE CONVENTION AND VISITOR'S BUREAU

- a) Consider **resolution** approving an Agreement with the Iowa City Coralville Convention and Visitor's Bureau for Fiscal Year 2024.

**Note:** This will provide funding to the Iowa City Coralville Convention and Visitor's Bureau to continue attracting, retaining and providing services for business conferences and sporting events in Coralville which benefits local businesses by attracting visitors.

## 13. PRIVATE PLACEMENT ENGAGEMENT LETTER

- a) Consider **resolution** approving a Private Placement Engagement Letter, Disclosures and Fixed Rate Bond General Description from Piper Sandler & Co.

**Note:** These documents are for Piper Sandler & Co. to assist in the private placement of Securities to fund the 5<sup>th</sup> Street Improvements – 12<sup>th</sup> Avenue to 20<sup>th</sup> Avenue.

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

- a) Approve minutes for the November 14, 2023 Coralville City Council Regular Meeting.
- b) Consider payment to **CIT Sewer Solutions** for FY 2024 Sanitary Sewer Maintenance Contract – Pay Application No. 1 (#5908): \$57,176.91.
- c) Approve payment to **Axiom Consultants LLC** for West Bank Construction Reports for the Hyatt Regency Coralville Renovations (#5406): \$500.00.
- d) Approve payment to **Triple B Construction** for Timber Stand Improvements – Colony Open Spaces Areas 1-5 and Alternate Bid #2 Chip Debris and Pole in Designated Areas Pay Estimate #3 – 100% complete (#4269): \$22,875.00.
- e) Approve payment to the **Iowa Interstate Railroad, LLC** for the City Share of railroad crossing improvements at Camp Cardinal Boulevard (#731393): \$28,989.57.
- f) Approve payment to **Naviant** for Annual OnBase software maintenance and Support Level Agreement renewal (#00148706): \$21,619.92.
- g) Approve payment to **Price Electric** for final splicing for City’s overall network fiber ring between 1<sup>st</sup> Avenue and the Water Plant (#457176): \$5,680.00.
- h) Approve payment to **Stanley Consultants, Inc.** for BRIC Application DR4483 for Utility Resilience Project Advance Assistance (#0250113): \$4,347.25.
- i) Approve payment to **Veenstra & Kimm, Inc.** for:
  - i) 2023 Sanitary Sewer Lining (#1) \$5,342.50
  - ii) WLU Central Trunk Sewer – Lower Reach Resident (#2) \$2,244.46
  - iii) 2023 Bridge Inspections (#4) \$291.00
  - iv) WLU Central Trunk Sewer – Lower Reach General (#6) \$2,756.08
  - v) Kempf Lift Station Abandonment - Design (#10) \$330.00
  - vi) Oakdale Blvd Force Main Improvements – Design Services (#11) \$6,258.48
- j) Approve payment of Draw #30 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.): \$157,276.00.
- k) Approve Iowa River Landing Invoice as approved by Watts Group to **Pinnacle Realty** for the remaining X-Golf lease commission (11/2/2023): \$23,133.90.
- l) Approve Change Order #2 to **Metro Pavers, Inc.** for the Oakdale Boulevard Extension to add temporary 6” ADS Drainage Tile and 6” Riser to protect the permanent RCP pipes from settlement damage: +\$7,260.00.
- m) Approve Pay Estimate #3 to **BWC, Inc.** for the 5<sup>th</sup> Street Water Main Improvements 2023: \$63,434.60
- n) Accept quotes and approve purchase from **Iowa Plains Signing, Inc. from Slater, Iowa** for one Ver-Mac 45” X 80” portable message board for Arena Events: for not to exceed \$16,900.00. (This message board provides uniformity between the Streets & Parking Department allowing departments to share equipment when the need arises.)
- o) Accept quotes and approve purchase from **GMV-Syncromatics** to install and update the Transit Automated Vehicle Location – AVL System and tracking hardware for not to exceed \$81,000.00. (This is the same operating system and mobile that Iowa City Transit and Cambus use and it will be paid through capital reserves.)
- p) Approve a 28E Agreement with the **Iowa Alcoholic Beverages Division** for Tobacco Enforcement.
- q) Approve a License Agreement with **Iululemon USA, Inc.** to rent a 294 sq. ft. storage space in the Iowa River Landing Shopping Center from the City of Coralville for \$250.00 per month for one year.
- r) Approve attendance of Eli Elliott to the CPSI Program in Ankeny, Iowa from November 28-30, 2023: \$1,191.76.

- s) Ratify \$640.00 increase for lodging to the costs for Mike Danhanian, Josh Van Brocklin, Damon Spencer and Jacob Glese to attend the SERT Training in Johnston, Iowa which was approved at the October 10, 2023 Coralville City Council Regular Meeting.
- t) Approve the October 2023 Treasurer's Report.
- u) Approve Bill List for November 28, 2023.

**15. City Administrator's report.**

**16. Mayor's report.**

**17. City Attorney's report.**

**18. Committee and Councilmember's report.**

**19. Motion to adjourn.**

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

1. December Planning & Zoning Submittals ~ Dave Johnson
2. Urban Renewal Tax Increment Financing Districts Review ~ Tim Oswald
3. City Administrator's time.