

AGENDA

6:30 PM

December 12, 2023

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, December 12, 2023 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, December 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, December 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. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
5. **AUDIT REPORT**
 - a) Auditor from BerganKDV, LLC to present Fiscal Year 2023 Audit Report.

Note: The audit was received and placed on file December 7, 2023. Copies are available at the Coralville Public Library and City Hall. The Audit can be viewed on the City website www.coralville.org/news starting on December 13, 2023.

6. JARAS THIRD ADDITION FINAL PLAT

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

Note: This Final Plat will plat Lots 4 and 5 south of Highway 6 and north of Lot 1, WestCor Business Park, Part 2.

7. WEST LAND USE AREA MASTER PLAN AMENDMENT

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

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. 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 3rd and final 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.

9. WETLAND MITIGATION CREDIT PURCHASE AGREEMENT

- a) Consider **resolution** approving a Forested Wetland Mitigation Credit Purchase Agreement with the Cedar River Crossing Wetland Mitigation Board and payment for the Kempf Lift Station Abandonment Project.

Note: This agreement is for .46 acres of forested wetland the Kempf Lift Station Abandonment will impact and is not to exceed \$32,200.00. It is payable to the Johnson County Conservation Board who oversees the Cedar River Crossing Wetland Mitigation Board.

10. CONSULTING SERVICES AGREEMENT

- a) Consider **resolution** approving a Consulting Services Agreement with Creighton Schmidt for assistance in preparation of the FY 2025 Budget.

Note: This agreement is for assistance in the City's Fiscal Year 2025 budget process in the absence of a Finance Director and the transition with a new Finance Director.

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

- a) Approve minutes for the November 28, 2023 Coralville City Council Regular Meeting.
b) Approve Special Class C Retail Alcohol License for **Huhot Mongolian Grill**: Eff. 12/15.
c) Approve Class E Retail Alcohol License for **Kum & Go #201**: Eff. 12/15.
d) Approve Class C Retail Alcohol License for **Olive Garden Italian Restaurant #1559**: Eff. 01/04.
e) Approve Class C Retail Alcohol License with Outdoor Service for **Iowa Athletic Club**: Eff. 01/07.
f) Approve payment to **Mechanical Service** for the Indoor Pool Desert Aire Rebuild Project (#SI2221556): \$33,142.82.
g) Approve payment to **Streb Construction Company, Inc.** for 20th Avenue Place Patch (#201902656): \$18,150.00.
h) Approve payment to **Solon Truck & Tractor** for Fire Truck Repairs (#13): \$14,262.35
i) Approve payment to **Creative Software Services, Inc. (CSS)** for 8 Dell Latitude 5540 XCTO Base for the Finance Department (TT_5086): \$14,306.24.
j) Approve payment to **CIT Sewer Solutions** for FY 2024 Sanitary Sewer Maintenance Contract – Pay Application No. 2 (#5932): \$45,014.37.
k) Approve payment to **Sustainable Landscape Solutions, LLC (SLS)** for plantings in the Iowa River Landing bio retention cells (#5533): \$24,686.00.
l) Approve payment to **Rally Appraisal** for West Land Use Central Trunk Sewer Phase 2 property appraisals:
 i) 2600 Coral Ridge Avenue (#C23K2EB04) \$2,400.00
 ii) 2700 Coral Ridge Avenue (#C23K2EB05) \$2,400.00
m) Approve payment to **Astig Planning** for the Stormwater Educational Campaign, Green Infrastructure:
 iii) Invoice #112 \$3,166.67
 iv) Invoice #114 \$3,166.67

- n) Approve payment to **Slabach Construction Co., Inc.** for two damaged City-owned handhole replacements in S.T. Morrison Park (#27901): \$4,045.00.
- o) Approve payment to **JDM Concrete** for emergency 913 22nd Avenue sidewalk replacement (#2040): \$1,094.55. (Property owner will reimburse the City.)
- p) Approve Pay Estimate #2 to **Maxwell Construction, Inc.** for the West Land Use Central Trunk Sewer Phase 1: \$442,245.29.
- q) Release the 2013 Forgivable Loan in the amount of \$698,000.00 for **MediRevv** for their building in the IOWA Research Park.
- r) Accept the bids and approve the purchase and payment for **Otto Environmental Systems Inc.** for 4,800 new 65-gallon Recycling and Garbage Carts for the implementation of single-stream recycling in the spring of 2024: \$276,590.00. (This is the bid price submitted to the Houston-Galveston Area Council (H-GAC) a municipal contracting agency that solicits competitive bids for government, education and non-profit agencies. The funds will come from The Recycling Partnership Grant: \$69,000.00; Iowa DNR SWAP Grant/Loan: \$196,000.00; and Solid Waste Reserves: \$12,000.00.)
- s) Approve attendance for Jacob Giese to Basic SWAT School in Des Moines, IA from May 6-10, 2024: \$1,470.00.
- t) Approve attendance of Kyle Nicholson to the Lifesavers Conference 2023 in Denver, CO from April 6-9, 2024: \$1,983.73.
- u) Ratify attendance of Meghann Foster to the Iowa League of Cities in Washington, D.C. from March 20-24, 2023: \$3,295.04.
- v) Approve attendance of Meghann Foster to the White House Conference in Washington, D.C. from June 13-16, 2023: \$1,936.06.
- w) Approve Bill List for December 28, 2023.

12. City Administrator's report.

13. Mayor's report.

14. City Attorney's report.

15. Committee and Councilmember's report.

16. Consider motion to adjourn to Executive Session to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session pursuant to Section 21.5 (i) of the Code of Iowa.

17. Motion to adjourn.

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

1. Parking & Transit Department Report ~ Vicky Robrock
2. City Administrator's time.