

AGENDA

6:30 PM

February 13, 2024

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, February 13, 2024 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, February 13, 2024 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, February 13, 2024. 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 Pro-tem to proclaim February 2024 as "Black History Month."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **KEMPF LIFT STATION ABANDONMENT ~ PUBLIC HEARING**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the Kempf Lift Station Abandonment.
 - b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract; ordering bids; setting the date for the receiving of bids; and directing posting of the bid letting; all for the Kempf Lift Station Abandonment.

Note: The sanitary sewer lines served by Kempf Lift Station will be hooked up to a new gravitational sewer line so the lift station can be abandoned. Bids are due on March 5, 2024.

7. **WEST LAND USE CENTRAL TRUNK SEWER PHASE 2 ~ PUBLIC HEARING**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the West Land Use Central Trunk Sewer Phase 2.
 - b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract; ordering bids; setting the date for the receiving of bids; and directing posting of the bid letting; all for the West Land Use Central Trunk Sewer Phase 2.

Note: Phase 2 will extend the West Land Use Central Trunk Sewer system to the north and east of where the Phase 1 ends. Bids are due on March 5, 2024.

8. **12TH AVENUE URBAN RENEWAL PLAN ~ PUBLIC HEARING**
 - a) Consultation Report.
 - b) Public hearing on the proposed Amended and Restated Urban Renewal Plan for the 12th Avenue Urban Renewal Area (Amendment No. 11).
 - c) Consider **resolution** approving Amendment No. 11 to the 12th Avenue Urban Renewal Plan and 12th Avenue Urban Renewal Area.

Note: This amendment will add the 5th Street Improvements Project to the list of projects and the necessary right-of-way to complete the project to the list of properties in the 12th Avenue Urban Renewal Plan.

9. OAKDALE BOULEVARD FORCEMAIN PROJECT

- a) Consider **resolution** setting a public hearing date on an Environmental Information Document and directing published notice of the same both for the Oakdale Boulevard Forcemain Project.

Note: A public hearing on the Environmental Information Document is a requirement to receive State Revolving Funds for the Oakdale Boulevard Forcemain Project. The public hearing will be March 12, 2024.

- b) Consider **resolution** authorizing acquisition of property interests for the Oakdale Boulevard Forcemain Project.

Note: This allows City staff to begin the acquisition process to acquire the necessary easements for the Oakdale Boulevard Forcemain Project.

- c) Consider **resolution** setting a public hearing date for the plans, specifications, estimate of cost and form of contract for the Oakdale Boulevard Forcemain Project.

Note: This is for construction of a new forcemain from Brown Deer No. 4 Lift Station west along Oakdale Boulevard, through the 12th Avenue intersection to Oakdale Road, then to the west end on Oakdale Road connection to the existing gravity trunk sewer. The public hearing will be March 12, 2024.

10. TURF AND HORTICULTURE CONTRACTS

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the 2024-2025 Turf and Horticulture Contracts.

Note: These are three-year contracts for turf care and mowing, horticulture, and tree care in the Iowa River Landing Non-CAM; Highway 6 and Coral Ridge Avenue.

11. MASS TRANSIT BUS CLEANING SERVICES

- a) Quotation Report.
- b) Consider **resolution** accepting quotations and approving the proposal for the Mass Transit Bus Cleaning Services.

Note: This proposal is for a two-year contract with three options to renew it for one-year for the cleaning and disinfecting and annual deep cleaning of Coralville's mass transit buses.

12. OPTION AGREEMENT AMENDMENT

- a) Consider **resolution** approving Amendment No. 1 to that certain Option Agreement with TM Development, LLC.

Note: This amendment extends the option term for Lot 4, Iowa River Landing, Part Two from January 31, 2024 to June 30, 2024 due to circumstances beyond the City and developer's control.

13. LEASE AGREEMENT

- a) Consider **resolution** approving a Lease with JMT Holdings, LLC for property to store excess dirt from the Clear Creek Stream Mitigation Bank Construction.

Note: This one-year Lease is for property on WestCor Drive to temporarily store soil that will be left over from the Clear Creek Stream Mitigation Bank Construction.

14. BOARD AND COMMISSION APPOINTMENTS

- a) Motion to concur with the recommendation of Mayor Meghann Foster for the following appointment:

Coralville Citizens Community Policing Advisory Board:

Reappoint Guillermo Morales (LULAC)	839 Spencer Drive (Iowa City)	2026
Appoint Rob Rogers	503 7 th Street	2026
Appoint Ashley Salinas	708 5 th Street, #407	2026
Scott Putney	2217 Harvest Circle	2025

Planning & Zoning Commission:

Appoint Aaron Moniza	2281 Poplar Street	2027
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Note: Terms will end December 31st of the year listed.

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

- a) Approve minutes for the January 23, 2024 Coralville City Council Regular Meeting.
- b) Approve Class C Retail Alcohol License with Outdoor Service for the **Vine**
- c) **Tavern & Eatery**: Eff. 3/1.
- d) Approve Class C Retail Alcohol License for **Longhorn Steakhouse #5483**: Eff. 3/1.
- e) Approve Class C Retail Alcohol License with Outdoor Service and Catering for **Jethro's BBQ Iowa City**: Eff. 03/01.
- f) Approve payment to **CIT Sewer Solutions** for Fiscal Year Sanitary Sewer Rehab Project – Pay App No 2 (#6000): \$44,275.00.
- g) Approve payment to **The Northway Corporation** for Well #6 Chemical Treatment (#16984): \$47,935.50.
- h) Approve payment to **S. E. Electric, Inc.** for replacing the Brown Deer Golf Course Transfer Pump Starter that was damaged by lightening (#3633): \$11,181.29.
- i) Approve payment to **McComas -Lacina Construction** for Children's and Reference Reception Desks at the Library (#34367-01): \$21,067.00.
- j) Approve payment to **Nutri-Ject Systems, Inc.** for biosolids transferred and land applied from the Wastewater Treatment Plant (#7959): \$11,778.48.
- k) Approve payment to **Global Public Safety** for Annual TAC10 Maintenance Renewal for the Police Department (#TACMN0000349): \$64,118.08.
- l) Approve payment to **GE Digital LLC** for GE SCADA Software Renewal Invoice (#17001100062480): \$10,517.07.
- m) Approve payment to **Iowa Plains Signing, Inc.** for a PCMS 548 Ver-Mac Message Board for the Parking Department (#59458): \$16,900.00.
- n) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements:
 - i) Invoice #1219270-21 \$6,967.00

- ii) Invoice #1219270-22 \$11,096.40
- o) Approve payment to **Stanley Consultants, Inc.** for advanced assistance on the Utility Resilience Grant (#0251408): \$644.00.
- p) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) WLU Central Trunk Sewer – Lower Reach Resident (#5) \$4,377.98
 - ii) 2023 Bridge Inspections (#5) \$414.00
 - iii) WLU Central Trunk Sewer – Lower Reach General (#8) \$80.00
 - iv) Oakdale Blvd Force Main Improvements – Design Services (#13) \$13,543.40
- q) Approve payment of Draw #33 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.): \$303,232.00.
- r) Approve Change Order #2 to **Maxwell Construction** for the West Land Use Central Trunk Sewer Phase 1: +\$145,750.00.
- s) Approve Pay Estimate #1 to **Dave Schmitt Construction** for 5th Street Improvements – 12th Avenue to 20th Avenue: \$19,691.00.
- t) December 2023 Treasurer’s Report.
- u) Approve Bill List for February 13, 2024.

16. City Administrator’s report.

17. Mayor Pro-tem’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. Recreation Center and Indoor Pool Master Plan Update.
2. Fiscal Year 2025 Budget Discussion.
3. City Administrator’s time.