

AGENDA

6:30 P.M.

May 22, 2018

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held at City Hall, 1512 7th Street on Tuesday, May 22, 2018 at 6:30 P.M. Recorded webcasts of Coralville City Council Meetings are available online at www.coralville.org/coralvision.

1. **Call to order.**
2. **Roll call.**
3. **Approve agenda.**
4. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
5. **DISPOSAL OF PROPERTY ~ PUBLIC HEARING**
 - a) Public hearing on the vacation of a portion of E. 2nd Avenue Right-of-Way.
 - b) Consider **resolution** vacating a portion of E. 2nd Avenue between E. 7th Street and E. 9th Street.

Note: This is for the vacation of a portion of E. 2nd Avenue between E. 9th Street and E. 7th Street.

6. LEASE AGREEMENT ~ PUBLIC HEARING

- a) Public hearing on a proposal to enter into a Lease Agreement with Restaurant Concepts, Inc. for 801 1st Avenue.
- b) Consider **resolution** approving a Lease Agreement with Restaurant Concepts, Inc. for 801 1st Avenue.

Note: This is a five-year lease with an option for an additional five-year with Arby's.

7. PROPERTY EXCHANGE ~ PUBLIC HEARING

- a) Public hearing on the disposal of Auditor's Parcel #2017034.
- b) Consider **resolution** approving the disposal of Auditor's Parcel #2017034 to James and Susan Collins.

Note: This will swap ownership of the City's property with the Collins property for the 1st Avenue Right-of-Way near Brown Deer Golf Club.

8. 1710 COMMERCIAL PARK ~ PUBLIC HEARING

- a) Building Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the Amended Re-Zoning of 1710 Commercial Park Road or IDNA Subdivision – Part Three.
- d) **ORDINANCE NO. 2018-1010** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as 1710 Commercial Park or IDNA Subdivision – Part Three from I-2, Light Industrial District, and C-2, Arterial Commercial District, to I-PUD-1, Industrial Planned Unit Development District, for **1st consideration**.

Note: This rezones properties at 1710 Commercial Park to I PUD-1 in order to build future buildings and structures on the site.

9. BRIDGEWATER SUBDIVISION, PART TWO AND FOUR ~ PUBLIC HEARING

- a) Building Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the Amended PUD-A Site Plan for Bridgewater Subdivision, Part Two and Four.
- d) Consider **resolution** approving the amended PUD-A Site Plan for Bridgewater Subdivision, Part Two and Four, Coralville, Iowa.

Note: This amended PUD-A Site Plan includes 5 Outlots in Bridgewater, Part Two and 2 Outlots in Bridgewater, Part Four. It also decreases the number of 40 unit residential tower structures from four to three but increases the number of dwelling units by 20 for a total of 180 units.

10. CORAL CROSSING SIXTH ADDITION ~ PUBLIC HEARINGS

- a) Building Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Lot 6, Coral Crossing Sixth Addition.
- d) Consider **resolution** approving the PUD-B Site Plan for Lot 6, Coral Crossing Sixth Addition, Coralville, Iowa.

Note: This lot will be developed with a 36-unit apartment building with the same style and building materials as existing buildings in Coral Crossing.

- e) Building Department Report.
- f) Planning & Zoning Commission Report.
- g) Public hearing on the PUD-B Site Plan for Lot 7, Coral Crossing Sixth Addition.
- h) Consider **resolution** approving the PUD-B Site Plan for Lot 7, Coral Crossing Sixth Addition, Coralville, Iowa.

Note: This lot will be developed with a 36-unit apartment building with the same style and building materials as existing buildings in Coral Crossing.

11. CORAL CROSSING SEVENTH & EIGHTH ADDITIONS

- a) Consider **resolution** approving the Final Plat for Coral Crossing Seventh Addition, Coralville, Iowa.
- b) Consider **resolution** approving the Final Plat for Coral Crossing Eighth Addition, Coralville, Iowa.

Note: This is for the platting of Lots 11, 12 and 13, Coral Crossing Seventh Addition for proposed townhomes and the platting of Coral Crossing Eighth Addition, Lots 8, 9 and 10 for future 36-unit apartment houses and Lot 14 for townhomes.

12. LOTS 11-13, CORAL CROSSING SEVENTH ADDITION ~ PUBLIC HEARING

- a) Building Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Lots 11-13, Coral Crossing Seventh Addition.
- d) Consider **resolution** approving the PUD-B Site Plan for Lots 11-13, Coral Crossing Seventh Addition, Coralville, Iowa.

Note: This Amended PUD-B Site Plan has Lot 11 being developed with two 4-plex buildings, Lot 12 being developed with three 4-plex buildings and Lot 13 being developed with two 4-plex and 1 3-plex buildings.

13. CORAL GALLERIA, PART THREE ~ PUBLIC HEARING

- a) Building Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing for the Amended PUD-A Site Plan for Outlot A, Coral Galleria, Part Three and the PUD-B Site Plan for Lots 1 and 2, Coral Galleria, Part Three.
- d) Consider **resolution** approving the Amended PUD-A Site Plan for Coral Galleria, Coralville, Iowa.
- e) Consider **resolution** approving the PUD-B Site Plan for Lots 1 & 2, Coral Galleria, Part Three, Coralville, Iowa.

Note: This plats the remainder of Coral Galleria into three commercial lots with two shared access points off of James Street. Lot 1 will be developed as a 6 space multi-tenant building, Lot 2 will be developed as a 4 space multi-tenant building and Lot 3 is for future development as either a restaurant or commercial building.

14. RIVERVIEW PLAZA – PART TWO ~ PUBLIC HEARING

- a) **ORDINANCE NO. 2018-1008** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as Riverview Plaza, Part Two from C-2, Arterial Commercial District, to C-PUD 1, Commercial Planned Unit Development One District, for **3rd and final consideration**.
- b) Consider **resolution** approving the Amended PUD-A Site Plan for Riverview Plaza, Lots 1-3, Coralville, Iowa.

Note: This adds the Lebeda Mattress building site to the Riverview Plaza site which will add 3,059 sq. ft. to the building north of the 1st building in Riverview Plaza and it will add ground to the courtyard between them. It also adds right-of-way to 4th Street enabling it to be converted to a two-way street.

- c) Building Department Report.
- d) Planning & Zoning Commission Report.
- e) Public hearing on the PUD-B Site Plan for Riverview Plaza – Part Two.
- f) Consider **resolution** approving the PUD-B Site Plan for Riverview Plaza – Part Two, Lot 2, Coralville, Iowa.

Note: This is for the PUD-B Site Plan for Riverview Plaza – Part Two that adds the Lebeda Mattress Building site to the original site plan allowing for the development of a 4-story building with 13,835 sq. ft. of retail space on the ground floor and a total of 51 dwelling units on the 2nd, 3rd and 4th floors and 4th Street to be a two-way road.

- g) Consider **resolution** approving Amendment No. 1 to that certain Private Redevelopment Agreement with Riverview Plaza Investments, LLC.

Note: The City will pay the developer \$50,000.00 in exchange for the additional right-of-way needed from the Lebeda building site to make 4th Street a two-way street.

15. CORAL RIDGE AVENUE IMPROVEMENTS – HOLIDAY ROAD TO OAKDALE BOULEVARD

- a) **Motion** approving Change Order #40: +\$32,269.74; and Pay Estimate #30 FINAL: \$80,845.54; to **Metro Pavers, Inc.** for Coral Ridge Avenue Improvements – Holiday Road to Oakdale Boulevard.
- b) Consider **resolution** accepting Coral Ridge Avenue Improvements – Holiday Road to Oakdale Boulevard as completed.

Note: This accepts utility and roadway improvements on Coral Ridge Avenue between Holiday Road and Oakdale Boulevard as completed. The retainage of \$30,000.00 is due in 30 days.

16. NORTHEAST AREA WATER DISTRIBUTION SYSTEM IMPROVEMENTS 2017

- a) **Motion** approving Pay Estimate #2 FINAL to **Maxwell Construction, Inc.** for Northeast Area Water Distribution System Improvements 2017: \$17,812.49.
- b) Consider **resolution** accepting Northeast Area Water Distribution System Improvements 2017 as completed.

Note: This accepts the extended public water mains along 1st Avenue to southern boundary of the Scanlon Farms South Ridge development for the northeast area. The retainage of \$19,855.18 is due in 30 days.

17. BONDS

- a) Consider **resolution** authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of General Obligation Bonds, Series 2018A and providing for the levy of taxes to pay the same.
- b) Consider **resolution** authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of Taxable General Obligation Bonds, Series 2018B, and providing for the levy of taxes to pay the same.
- c) Consider **resolution** providing for the sale and issuance of Taxable General Obligation Annual Appropriation Bonds, Series 2018C and providing for the levy of taxes (subject to non-appropriation) to pay the same.
- d) Consider **resolution** providing for the sale and issuance of General Obligation Annual Appropriation Bonds, Series 2018D and providing for the levy of taxes (subject to non-appropriation) to pay the same.

Note: These resolutions are for financing of street projects, economic development projects in the Mall/Hwy 6 TIF Area, the flood mitigation project along Clear Creek and refunding some existing City debt.

18. CORALVILLE REINVESTMENT DISTRICT

- a) **ORDINANCE NO. 2018-1009** an ordinance creating the Coralville Reinvestment District in the Iowa River Landing for **1st consideration**.

Note: This ordinance is required for the City to begin collecting incremental sales tax revenues in the Coralville Reinvestment District starting July 1, 2019 and ending in twenty years or when the City collects the \$12 million in funding granted to it from the Iowa Economic Development District.

19. CORAL RIDGE AVENUE WALL 4 REPAIR PROJECT

- a) Consider **resolution** approving an Engineer Services Agreement with HR Green, Inc. for the Coral Ridge Avenue Wall 4 Repair Project.
- b) Consider **resolution** ratifying the plans, specifications, estimate of cost and form of contract for the Coral Ridge Avenue Wall 4 Repair Project.
- c) Quotation Report.
- d) Consider **resolution** accepting quotation and awarding a Contract for the Coral Ridge Avenue Wall 4 Repair Project.

Note: This is to correct the leaning of Wall 4 in the Coral Ridge Avenue – Holiday Road to Oakdale Boulevard project with HR Green, Inc. paying for the costs associated with the repair while the City contracts for the repair.

20. RESOLUTION OF CONSENT

- a) Consider **resolution** consenting to the change of control of Integrated DNA Technologies to Danaher Corporation.

Note: This will acknowledge the recent acquisition of Integrated DNA Technologies by Danaher Corporation as required in their October 31, 2011 Private Redevelopment Agreement.

21. AMENDMENT NO. 1 TO STANDARD CONSULTANT AGREEMENT

- a) Consider **resolution** approving Amendment No. 1 to the Standard Consultant Agreement with Snyder & Associates for Clear Creek Trail Phases 6 & 7.

Note: This Amendment formalizes the addition of Terracon Consultants, Inc. as a subcontractor to do IDOT required material testing instead of Snyder & Associates doing it themselves at no additional cost.

22. IOWA ARENA PROJECT

- a) Consider **resolution** approving a Development Agreement between the City of Coralville and ArenaCo advancing sums to pay for the Arena Grading Project.

Note: This Agreement advances the sum of \$625,000.00 to ArenaCo to pay for preliminary grading for the Arena Project until the financing of the project is finalized.

- b) Consider **resolution** approving a Limited Authorization to Perform #6 with M.A. Mortenson Company

Note: This provides for the construction administration for the grading and site work for the Iowa Arena project in order to keep the construction schedule while finalizing the construction agreements.

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

- a) Approve minutes for the May 8, 2018 Coralville City Council Regular Meeting.
- b) Approve Taxicab Company License for **Jowan Taxi Cab**: 06/01/2018 to 05/31/2019.
- c) Approve Taxicab Company License for **Yellow Cab of Iowa City**: 06/01/2018 to 05/31/2019.
- d) Approve Special Class C Liquor License (Beer/Wine) with Class B Wine Permit (Carryout Wine) and Sunday Sales for **Kapok**: Eff. 06/05.
- e) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #5977**: Eff. 06/11.
- f) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #10985**: Eff. 06/11.
- g) Approve Class C Beer Permit with Sunday Sales for **Cantebury BP Amoco**: Eff. 06/15.
- h) Approve payment to **Bolton & Menk, Inc.** for Russel Slade Boulevard Streetscape and Cemetery Improvements (#0216274): \$10,965.00.
- i) Approve payment to **Storey Kenworthy/Matt Parrott** for 1st Avenue Improvements and Coral Ridge Avenue Improvements utility bill inserts (#PINV579439): \$667.42.
- j) Approve payment to **Ferguson Waterworks #2516** for Water Meters (#0276218): \$18,258.12.
- k) Approve payment to **Neumann Monson Architects** for IRL Drury Parking Ramp (#21): \$9,233.47.
- l) Approve payment to **Design Force** for design presentation shipping expense for Coralville Marriott Hotel & Conference Center Interior Design (#4975): \$30.32.
- m) Approve payment to **Rathje Construction Co.** for Wastewater Treatment Plant Improvements Tree Felling (#19365): \$12,490.00.
- n) Approve payment to **HR Green, Inc.** for:
 - i) IRL Sanitary Sewer and Grading Project 2017 (#118373) \$605.50

- ii) Storm Water Pump Stations 7 & 8 Modifications (#118502) \$8,390.48
- o) Approve payment to **Braun Intertec Corporation** for Geotechnical evaluation of Iowa Arena site (#B125354): \$6,182.50.
- p) Approve payment to **Nesper Sign Advertising, Inc.** for moving Casa Azul sign at 708 1st Avenue (#005.80679-0): \$4,455.50.
- q) Approve payment to **TEAM Services, Inc.** for IRL Drury Parking Ramp Structure Testing (#9-2209): \$4,406.13.
- r) Approve payment to **Veenstra & Kimm, Inc.** for Wastewater Treatment Plant Improvements 2017 – General Services (#1): \$5,400.00.
- s) Approve payment to the **East Central Iowa Council of Governments** for Storm Water Resiliency Administration Services (#8264): \$465.00.
- t) Approve payment of Iowa River Landing Invoice as approved by Oliver McMillan, LLC to **Forman Ford** for replacement of 4 door leafs with concealed rod exit devices as required to meet egress (#C757-1): \$6,000.00.
- u) Approve payment of Iowa River Landing Invoice as approved by Oliver McMillan, LLC to **McComas-Lacina Construction LC** for UIHC CPAP and Sleep Store exhaust fuctwork extension (#2417.01, Contract 3): \$441.00.
- v) Approve payment of Iowa River Landing Invoice as approved by Oliver McMillan, LLC to **UI Community Medical Services, LLC** for Tenant Improvement Allowance for 901 E. 2nd Ave. Suite #120 (#0007881-IN): \$121,200.00.
- w) Approve payment of Iowa River Landing Invoice as approved by Oliver McMillan, LLC to **Watts Group Construction** for Louie's Wine Dive Landlord Work (#IRLLous): \$3,831.00.
- x) Approve payment to **Oliver McMillan, LLC** for reimbursable expenses (#012RQS050718): \$297.82.
- y) Approve payment to **Windstream Communications, Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice for voice mail system replacement (#10132017ENE): \$12,464.59.
- z) Approve payment to **Datatrend Technologies, Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice to upgrade/update FSPMS (Reservation/Property Management System) (#03162018exa): \$10,425.32.
- aa) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel & Conference Center FF&E Invoice to replace 60' of leaking 4" pipe with aqua therm pipe and repair leak in 1 ¼" and 2" copper line (#02272018END): \$7,995.00.
- bb) Approve payment to **Syncromatics Corporation** for Automated Vehicle Location (AVL), which will still use BONGO and includes Automated Voice Annunciation but will no longer include wi-fi on the buses for Coralville's one-time cost for installation of the system, tracking hardware and software (#103397): \$51,578.00.
- cc) Approve payment to **CAJ Enterprises, Inc.** for:
 - i) AAA Mechanical Building Demolition (#20258) \$15,952.68
 - ii) Trebron Demolition and extra for trailers, tires and used oil (#20257) \$7,982.14
- dd) Approve Change Order #7: -\$9,244.00; and Pay Application #9: \$472,458.00; to **Knutson Construction Services** for IRL Drury Parking Ramp.
- ee) Approve Change Order #2: +\$10,418.49; and Pay Estimate #3: \$502,342.44; to **Langman Construction, Inc.** for 1st Avenue Improvements – 6th Street to 9th Street.
- ff) Approve new Rental Rate and Fee Schedule for the Coralville Center for the Performing Arts for the period of July 1, 2018 to June 30, 2019.
- gg) Approve attendance of Alex Langenhorst to Kirkwood Community College EMT Certification Course in Cedar Rapids, Iowa from May 22, 2018 to August 11, 2018: \$1,903.00.
- hh) Approve attendance of Dan Holderness to APWA PWX 2018 in Kansas City, MO. From August 25-29, 2018: \$1,944.00.
- ii) Approve attendance of Amy Foster to APWA PWX 2018 in Kansas City MO from August 24-29, 2018: \$1,870.35.
- jj) Approve April 2018 Treasurer's Report.
- kk) Approve Bill List for May 22, 2018.

24. City Engineer Road Reconstruction Report.

25. City Administrator's report.

26. Mayor's report.

27. City Attorney's report.

28. Committee and Councilmember's report.

29. Motion to adjourn to Executive Session to discuss strategy with Council in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation pursuant to Section 21.5 (c) of the Code of Iowa.

30. Consider taking action on Executive Session.

31. Reconvene.

32. Motion to adjourn.

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

1. June Re-zonings ~ Jim Kessler
2. Police Department Report ~ Shane Kron
3. City Administrator's time.