

## AGENDA

6:30 PM

June 25, 2024

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, June 25, 2024 at 6:30 PM in the Council Chambers at City Hall, 1512 7<sup>th</sup> Street. This meeting will be live streamed Tuesday, June 25, 2024 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, June 25, 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](mailto: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. **WEST VILLAGE ~ PUBLIC HEARING**
  - a) Community Development Department Report.
  - b) Planning & Zoning Commission Report.
  - c) Public hearing on rezoning of West Village from C-2 and R-1 to R-PUD 1 and PUD-A Site Plan.
  - d) **ORDINANCE NO. 2024-1004** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 2020-1009, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa and generally known as West Village, from C-2, Arterial Commercial District, and R-1, Single-Family Residential District to R-PUD 1, Residential Planned Unit Development One District, for **1<sup>st</sup> consideration**.

**Note:** This rezoning is for developing a combination of residential and commercial uses on a 28.28-acre parcel located at the at the southwest corner of Oakdale and Jones Valley Boulevards.

### 6. IRL PARKVIEW, LOT 3 ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the proposed PUD-B Site Plan for IRL Parkview Lot 3.
- d) Consider **resolution** approving the PUD-B Site Plan for IRL Parkview Lot 3, Coralville, Iowa.
- e) Consider **resolution** approving the Final Plat for IRL Parkview Plat 3, Coralville, Iowa.

**Note:** This development will have a four-story 42-unit multi-family residential building on a 0.84-acre parcel on the corner of Iowa River Landing Place and Quarry Road. This is the third of six multi-family buildings and is similar in design and materials to the first two buildings.

**7. CORAL RIDGE COMMERCE PARK PART TWO – PHASE EIGHT, NINE, TEN, ELEVEN, TWELVE, FOURTEEN, FIFTEEN AND SIXTEEN PRELIMINARY PLAT**

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Preliminary Plat for Coral Ridge Commerce Park, Part Two – Phase Eight, Nine, Ten, Eleven, Twelve, Fourteen, Fifteen and Sixteen Coralville, Iowa.

**Note:** Coral Ridge Commerce Park, Part Two – Phases Eight through Twelve and Fourteen through Sixteen are on the parcel south of Hy-Vee on the east side of Crosspark Road.

**8. STAGE 1 SMART GRANT**

- a) Presentation on a grant proposal to fund the operation of an automated shuttle on open roadways. ~ University of Iowa
- b) Consider **resolution** authorizing the submission of an application and designating the Deputy City Administrator as the City’s designated representative for the United States Department of Transportation Stage 1 SMART grant.

**Note:** This application is for a \$2,000,000.00 Stage 1 SMART grant to help fund the University of Iowa National Advanced Driving Simulator/Driving Safety Research Institute’s project to operate an automated shuttle on open roadways.

**9. MEMORANDUM OF UNDERSTANDING**

- a) Consider **resolution** approving a Memorandum of Understanding by and between the City of Coralville and MidAmerican Energy Company regarding the Building Resilient Infrastructure and Communities Grant – Phase 1.

**Note:** This is for Phase 1 (design) of the BRIC project to relocate overhead electric and communications lines from backyards to underground in the right-of-way in the MidAmerican Energy Company’s service area which is the mostly south of Interstate 80 in Coralville.

**10. CORALVILLE GREEN INFRASTRUCTURE EQUALITY PROJECT**

- a) Consider **resolution** authorizing and directing the Mayor to execute and sign Cost-Share Amendment #1 to the Iowa Department of Agriculture and Land Stewardship Cost-Share Grant Contract #URBAN23WQUI-005.

**Note:** The City has been awarded an additional \$20,000.00 to support the cost of a targeted educational campaign to address barriers to installing green infrastructure within lower income and minoritized populations. Residential households within the state identified opportunity zone between Highway 6 and I-80 are included in the program. The original Iowa Department of Agriculture and Land Stewardship Cost-Share Contract was \$15,000.00 for the City of Coralville Green Infrastructure Equality Project and was approved by resolution on March 14, 2023.

**11. GEOTHERMAL WELL STANDARDS**

- a) **ORDINANCE NO. 2024-1003** An ordinance amending the City of Coralville Code of Ordinances (2011), as previously amended, establishing Geothermal Well Standards; for **3<sup>rd</sup> and final consideration**.

**Note:** This will adopt geothermal well standards to protect the City’s water supply.

## 12. TRANSFER OF FUNDS

- a) Consider **resolution** authorizing the transfer of funds.

**Note:** The Council gave the Director of Finance approval by resolution to transfer unassigned funds to cover disbursements and to comply with regulatory statutes on April 9, 2024. These transfers need to be revised based on the current/updated projected information.

## 13. NON-BARGAINING PAY SCALE

- a) Consider **resolution** approving an increase in the Non-Bargaining Pay Scale, Effective July 1, 2024.

**Note:** This increase of 3.25% on July 1, 2024 is for employees not covered by a union contract.

## 14. CLEAR CREEK GREENBELT BENCHES

- a) Consider **resolution** approving a Match Offer Proposal for a total of 10 primed and unpainted benches from Canvas.

**Note:** This match offer is for 10 large covered and uncovered primed and unpainted benches made from recycled wind turbines. They will become artwork done by local artists depicting the story of the Clear Creek Greenbelt. The City will pay for five benches and receive the other five at no cost. The purchase and shipping will not exceed \$34,856.00.

## 15. SIDEWALK REPAIR PROJECT 2023 (ZONE 3)

- a) **Motion** to approve Change Order #1: +\$2,845.10; and Pay Estimate #1 Final: \$38,683.03; to JDM Concrete, LLC for the Sidewalk Repair Project 2023 (Zone 3).
- b) Consider resolution accepting the Sidewalk Repair Project 2023 (Zone 3) as completed.

**Note:** This replaced and repaired the sidewalks in the area generally located north of Interstate 80, east of Interstate 380, south of Forevergreen Road and west of the CRANDIC Railroad. The retainage to be paid in 30 days is \$2,035.95.

## 16. ASSIGNMENT AND AMENDMENT OF LEASE – IOWA RIVER LANDING

- a) Consider resolution approving that certain Assignment of and Amendment to Lease Agreement for Coffee Emporium, LLC at 925 E. 2<sup>nd</sup> Avenue.

**Note:** This assigns the Lease for rental space located at 925 E. 2<sup>nd</sup> Avenue in the Iowa River Landing from Coffee Emporium, LLC to Midnight Coffee, LLC. and amends the lease to include a three-year first option and four-year second option to extend the lease.

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

- a) Approve minutes for the June 11, 2024 Coralville City Council Regular Meeting.
- b) Approve Iowa Retail Permit Applications for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/01/2024 through 06/30/2025. (See memo.)
- c) Approve Class C Retail Alcohol License for **Home2 Suites by Hilton**: Eff. 7/11.
- d) Approve Special Class C Retail Alcohol License for the **Coralville Center for the Performing Arts**: Eff. 07/11.
- e) Approve Class C Retail Alcohol License with Outdoor Service for **30hop**: Eff. 07/18.
- f) Approve Class C Retail Alcohol Permit with Catering for **La Mexicana**: Eff. 07/15.

- g) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for Bowker Pinnacle Mechanical FF&E Invoice:
  - i) #2638 for repairing the hot water mixing valve (#ENG01-APR) \$5,716.79
  - ii) #2279 for 6" cast iron sewer pipe in pool area (#ENG01-MAR) \$2,804.11
- h) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for Precision Dry Wall, Inc. FF&E Invoice #16356 for pool room ceiling repair: \$3,960.00.
- i) Approve payment of Draw #39 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.): \$6,887.00.
- j) Approve payment to **ROI Energy, LLC** for the Library LED Conversion project (#2024-050902): \$38,712.00.
- k) Approve payment to **Bolton & Menk, Inc.** for the Clear Creek Stream Mitigation Bank Construction (#0337070): \$91,934.17.
- l) Approve payment to **Harris Golf Cars Sales & Service** for Job-0102238 for 34 2018 Yamaha YDRAR1LGFI and Job-0102264 for 9 2018 Yamaha YDRAR1LGFI: \$11,200.00.
- m) Approve payment to **TrueNorth Companies, LC** for 2024/2025 Digital Risk Discovery or Consulting Fee for Policy #: Digital Risk (#162709): \$36,000.00.
- n) Approve payment to **Mobotrex, Inc.** for R/R-ITERIS-UPGRADE for Trade-In/Purchase of NEXT-CAM-BH-PAK and NEXT-MAX-CCU-8SM-8-PAK (#274516): \$26,859.43.
- o) Approve payment to **West Branch & Tipton Roofing Co., Inc.** for replacing the roof areas at the Wastewater Treatment Plant (#1957): \$118,986.00.
- p) Approve payment to **A Tech/Freeman** for CCTV installation at Fire Station #1 (#623186): \$9,732.26.
- q) Approve payment to **MMS Consultants, Inc.** for Oakdale Boulevard Extension (#38175): \$458.00.
- r) Approve payment to **MidAmerican Energy Company** for installation of two poles with 150W LED Lights, a 25KVA pad mounted transformer and associated underground work for Altmaier Acres, Lot 1 (6/17/2024): \$5,919.69.
- s) Approve payment to **Cummins Sales and Service** to replace the engine for bus #111 (#J5-31034): \$56,616.50.
- t) Approve Change Order #2: +\$11,397.54; and Pay Application #3: \$111,871.30; to **Peterson Contractors, Inc.** for the Clear Creek Stream Mitigation Bank Construction.
- u) Approve Pay Application #4 to **Dave Schmitt Construction Co., Inc.** for 5<sup>th</sup> Street Improvements – 12<sup>th</sup> Avenue to 20<sup>th</sup> Avenue: \$309,256.42.
- v) Approve Pay Estimate #5 to **Metro Pavers, Inc.** for Oakdale Boulevard Extension 2023: \$16,391.69.
- w) Approve Pay Estimate #1 to **Maxwell Construction, Inc.** for WLU Central Trunk Sewer Phase 2: \$375,665.63.
- x) Accept bids and approve proposal of **Level 10 Apparel in Cedar Rapids** for garment screen printing services for 2024-2026 for the Parks & Recreation Department.
- y) Accept the State of Iowa Bid and approve purchase from **Karl Auto Group in Ankeny, Iowa** of two 2024 Dodge Ram 2500 pickups for the Fire Department: not to exceed a total cost of \$115,416.00. (Each vehicle costs \$57,708.00. and the price does not include additional equipment or emergency siren and lights package which will be a separate bid process at a later date.)
- z) Approve a Change Order to the Purchase Agreement and payment of Order No. 12655 with Sun & Fun Motor Sports from a Kawasaki MULE model 4010 4x4 for \$10,760.90 for a Kawasaki MULE SX 4x4 XC for \$11,250.00. (The original unit was no longer available so it is being replaced by a comparable piece of equipment.)
- aa) Ratify attendance of Kelly Hayworth to the Greater Iowa City, Inc. 2024 Fly In at Washington D.C. from June 12-14, 2024: \$1,485.60.
- bb) Approve Bill List for June 25, 2024.

#### 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. July Planning & Zoning Submittals ~ Dave Johnson
2. Water Department Report ~ Jordon Altenhofen
3. City Administrator's time.