

## AGENDA

6:30 PM

July 9, 2024

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, July 9, 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, July 9, 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, July 9, 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**
  - a) **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 **2<sup>nd</sup> consideration**.

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

### 6. 5<sup>TH</sup> STREET SOCIAL

- a) Consider **resolution** approving the 2024 Agreement with Coralville Park and Recreation authorizing their use of Public Right-of-Way for the 2024 5<sup>th</sup> Street Social.

**Note:** This will designate an open container area around 5<sup>th</sup> Street between 9<sup>th</sup> Avenue and 6<sup>th</sup> Avenue and between the 708 and 808 5<sup>th</sup> Street buildings for the 5<sup>th</sup> Street Social for the 5<sup>th</sup> Street Social.

### 7. WEST LAND USE CENTRAL TRUNK SEWER

- a) Consider **resolution** approving Amendment No. 1 to the Engineering Services Agreement with Veenstra & Kimm, Inc. for the West Land Use Central Trunk Sewer.

**Note:** This Amendment is for additional design services for the easterly central trunk sewer extension to reach the East Ridge Elementary School and adjustments for the flow contribution from UIHC North Liberty Clinic not to exceed \$153,000.00 and construction services not to exceed \$40,000.00.

## 8. 5<sup>TH</sup> AVENUE HAMMERHEAD AND DRAINAGE PROJECT

- a) Consider **resolution** approving an Engineering Services Agreement with McClure Engineering, Inc. for the 5<sup>th</sup> Avenue Hammerhead and Drainage Project.

**Note:** This Agreement is for the addition of a hammerhead turnaround at the north end of 5<sup>th</sup> Avenue and drainage improvements along the westerly tributary of Biscuit Creek and is not to exceed \$25,970.00.

## 9. BONDS

- a) Consider **resolution** providing for the sale of bonds, setting parameters for the sale of bonds, approving Purchase Agreement, Official Statement and other related documents, and authorizing the call of outstanding bonds.

**Note:** The principal amount for this General Obligation Corporate Purpose and Refunding Bonds, Series 2024B is not to exceed \$23,000,000.00 and will pay for the refunding the Series 2022H Note used to finance the improvements to the City's Hotel and Conference Center.

## 10. IOWA RIVER LANDING

- a) Consider **resolution** approving Amendment No. 2 to Lease with lululemon USA Inc.

**Note:** The Amendment will extend the Lease one year from January 31, 2025 to January 31, 2026.

## 11. IOWA RIVER LANDING – 901 EAST 2<sup>ND</sup> AVENUE, SUITE 120

- a) Consider **resolution** approving a License Agreement with Waggle Golf, LLC.

**Note:** This License Agreement is for the now vacant UIHC Sleep Store space at 901 East 2<sup>nd</sup> Avenue, Suite 120 in the Iowa River Landing.

- b) Consider **resolution** approving a Construction Services Agreement with Wagner Construction Services ("WCS") for the Landlord Improvements for 901 East 2<sup>nd</sup> Avenue, Suite 120.

**Note:** This project is for a new tenant at 901 East 2<sup>nd</sup> Avenue, Suite 120 in the Iowa River Landing and includes removing some walls and flooring, raising some ceilings and painting the walls by August 15, 2024. This agreement is not to exceed \$52,900.00.

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

- a) Approve minutes for the June 25, 2024 Coralville City Council Regular Meeting.
- b) Approve Iowa Retail Permit Application of **Taboolah** for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/10/2024 through 06/30/2025.
- c) Approve **new 5-Day** Class B Beer Permit with Outdoor Service for the **Coralville Parks and Recreation**: Eff. 08/10. (5<sup>th</sup> Street Social).
- d) Approve Class C Alcohol License for **Red Lobster #6258**: Eff. 07/28.
- e) Approve Class E Alcohol License for **Hawks Liquor & Tobacco**: Eff. 08/01.
- f) Approve Class C Alcohol License with Outdoor Service and Catering for **Foundry Food + Tap**: Eff. 08/01.
- g) Approve Class C Alcohol License for **Applebee's Neighborhood Grill & Bar**: Eff. 08/03.
- h) Approve Class E Alcohol License for **Bootleggin Barzins**: Eff. 08/03.
- i) Approve Special Class C Alcohol License (Beer/Wine) for **Exotic India**: Eff. 08/05.
- j) Approve Class C Alcohol License for **Aramark**: Eff. 08/06. (This is for the Xstream Arena.)
- k) Approve payment to Veenstra & Kimm, Inc. for:

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|-------|--|-------------|
| i)    | Well 16 Improvements – Design Services (#283290-1)         | \$19,800.00 |
| ii)   | WLU Central Trunk Sewer – Upper Reach Resident (#283274-2) | \$1,615.70  |
| iii)  | Oakdale Blvd Force Main Improvements – General (#283282-3) | \$948.00    |
| iv)   | WLU Central Trunk Sewer – Upper Reach General (#283273-4)  | \$1,586.68  |
| v)    | WLU Central Trunk Sewer – Lower Reach Resident (#283277-9) | \$947.59    |
| vi)   | WWTP Biosolids Pump Replacement (#283263-12)               | \$2,035.00  |
| vii)  | WWTP Biosolids Pump Replacement (#233263-13)               | \$836.00    |
| viii) | WLU Central Trunk Sewer – Lower Reach General (#283276-13) | \$4,004.14  |
- l) Approve payment to **Terracon Consultants, Inc.** for Oakdale Boulevard Extension (#TM19838): \$2,524.50.
  - m) Approve payment to **Stanley Consultants, Inc.** for the BRIC Application Utility Resilience Assistance DR4483 Advanced Assistance (#0254502): \$1,698.00.
  - n) Approve payment to **CivicPlus** the annual maintenance and support fee for the Brown Deer, Center for the Performing Arts and City websites (#301751): \$21,327.35.
  - o) Approve payment to **CivicPlus** the annual maintenance and support fee for SeeClickFix the City's service request management tool (#301761): \$15,098.64.
  - p) Approve payment to **Duramax Holdings, LLC (d/b/a Otto Environmental Systems)** for the assembly and distribution of 4,578 single-stream recycling carts (#INV-53854): \$22,203.30.
  - q) Approve payment to **ESCO Electric Company** for Removal and Replacement of conduit for Stormwater Stations 1 & 2 (#143170): \$10,739.43.
  - r) Approve payment to **Tyler Technologies** for Annual New World Standard Maintenance (#045-471005): \$67,691.06.
  - s) Approve payment to **Mount Vernon Construction** for pump houses project caulking (#13225): \$12,464.00.
  - t) Approve payment to the **City of Iowa City** for MPOJC (\$9,033.00) and ECICOG (\$3,905.50) 1<sup>st</sup> Quarter Assessment (#105192): \$12,938.50.
  - u) Approve payment to **D & K Products** for Brown Deer Golf Course maintenance supplies:
    - i) Invoice 72979IN \$24,693.50
    - ii) Invoice 72981IN \$23,604.40
  - v) Approve payment to **Advanced Electric Services, Inc.** for changing the light fixtures on the 1<sup>st</sup> and 2<sup>nd</sup> floor and removal of the old light fixtures for the Intermodal Re-Lighting Project (#67436): \$8,921.00.
  - w) Approve Pay Estimate #1 to **Maxwell Construction, Inc.** for the Kempf Lift Station Abandonment: \$23,186.16.
  - x) Approve Pay Estimate #9 to **Maxwell Construction, Inc.** for the WLU Central Trunk Sewer Phase 1: \$48,504.15.
  - y) Approve a Change Order of +\$2,480.00 for the purchase of one 176" light-duty bus from **Hoglund Bus Company, Inc. in Marshalltown, Iowa** that was approved by motion at the May 28, 2024 Council Meeting for not to exceed \$185,062.00. The new total cost with this change order is not to exceed \$\$187,542.00. (This change order adds a full-length L-tracking used to secure mobility devices which was inadvertently missed in the original build order. This bus will replace a 2010 light-duty bus for ADA paratransit service.)
  - z) Accept bids and approve proposal from **Maxwell Construction, Inc.** of Iowa City for North Ridge Park Storm Sewer Pipe Repair for not to exceed \$29,800.00.)
  - aa) Approve Bill List for July 9, 2024.

**13. City Administrator's report.**

**14. Mayor's report.**

**15. City Attorney's report.**

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

**17. Motion to adjourn.**