

AGENDA

6:30 PM

July 23, 2024

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, July 23, 2024 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, July 23, 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, July 23, 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. **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 **3rd and final consideration**.
 - b) Consider **resolution** approving the PUD-A Site Plan for West Village, Coralville, Iowa.
 - c) Consider **resolution** approving the Preliminary Plat for West Village, Coralville, Iowa.

Note: These items are 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. CLEAR CREEK STREAM MITIGATION BANK – FINAL SEEDING AND TREES

- a) Consider **resolution** setting the public hearing for plans, specification, form of contract and estimate of cost for the Clear Creek Stream Mitigation Bank – Final Seeding and Trees.

Note: This project is for the final seeding and planting of trees for the Clear Creek Stream Mitigation Bank project. The engineer's estimate is \$467,000.00. The public hearing will be August 13, 2024.

7. URBAN RENEWAL PLAN AMENDMENTS

- a) Consider **resolution** setting a date for consultation and a date for public hearing on the proposed Amendment No. 16 to the Urban Renewal Plan for the Mall & Highway 6 Urban Renewal Area.

Note: This amendment will add a Development Agreement with rebates for IRL Parkview Investments L.C. for Lot 3 IRL Parkview Plat 3 to the list of Urban Renewal Projects. Consultation will be August 2, 2024 and the public hearing will be held on August 13, 2024.

8. BONDS

- a) Consider **resolution** authorizing and approving a Loan Agreement, confirming the sale, and providing for the issuance of General Obligation Refunding Bonds, Series 2024B, and providing for the levy of taxes to pay the same.

Note: The principal amount for this General Obligation Corporate Purpose and Refunding Bonds, Series 2024B is not to exceed \$19,420,000.00 and will pay for the refunding the Series 2022H Note used to finance the improvements to the City's Hotel and Conference Center.

9. TAXICABS

- a) **ORDINANCE NO. 2024-1005** An ordinance amending Chapter 127 of the City of Coralville Code of Ordinances (2011), as previously amended, regarding Taxicabs; for **1st consideration**.

Note: This ordinance reduces the number of required taxicabs to two and the number of qualified drivers to two.

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

- a) Approve minutes for the July 9, 2024 Coralville City Council Regular Meeting.
- b) Approve Iowa Retail Permit Application of **Nile Valley Market** for Cigarette/Tobacco/Nicotine/ Vapor: Eff. 07/24/2024 through 06/30/2025.
- c) Approve **new** 5-day Special Class C Retail Alcohol License with Outdoor Service for **The Chrome Horse Slothouse & Saloon**: Eff. 08/01. (Bike Nights at McGrath Hawkeye Harley Davidson)
- d) Approve **new** 5-day Special Class C Retail Alcohol License with Outdoor Service for **Coralville Parks and Recreation**: Eff. 08/10. (5th Street Social)
- e) Approve **new** 5-day Class C Retail Alcohol License with Outdoor Service and Right of Use for Temporary Event for **Cedar Ridge Distillery**: Eff. 08/30. (Fry Fest)
- f) Approve **new** 5-day Special Class C Retail Alcohol License with Outdoor Service for **City of Coralville**: Eff. 08/30. (Fry Fest)
- g) Approve **new** Class C Retail Alcohol License for **Iowa Pho**: Eff. 06/25.
- h) Approve Class C Retail Alcohol License with Outdoor Service for **Casa Azul**: Eff. 08/14.
- i) Approve Class C Retail Alcohol License with Outdoor Service for **Hyatt Regency Coralville Hotel & Conference Center**: Eff. 08/18.
- j) Approve payment to **Van Meter Inc.** for 125 LED light fixtures for the West Parking Ramp in the Iowa River Landing District (#S013039495.001): \$35,885.00.
- k) Approve payment to **EBSCO Information Services** for Annual Fee for Reference Materials (#1000230993-1): \$14,997.00.
- l) Approve payment to **Electric Pump** for WWTP, FLYGT Pump (#024543): \$30,467.74.
- m) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Pappageorge Haymes Partners** for LOD/Review of Mixed-Use Development Plans May 2024 (#137284B): \$356.25.
- n) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Wagner Construction Services (WCS)** for landlord improvements for 901 E. 2nd Avenue, Suite 120 - Waggle Golf (Draw #1): \$31,255.00.
- o) Approve payment to **Neumann Monson Architects** for Recreation and Indoor Pool Master Plan (#2021.099-8): \$32,748.33.

- p) Approve payment to **Country Landscapes, Inc.** for monument stones fabrication and installation (#0154601-IN): \$15,375.00.
- q) Approve payment to **Lexipol, LLC** for Annual Law Enforcement Supplemental Manual(s) and Annual Law Enforcement Policy Manual & Daily Training Bulletins (#INVLEX11236187): \$15,414.64.
- r) Approve payment to **Canvus, Inc.** for Clear Creek greenspace park benches made from recycled wind turbines with shipping (#6914793957): \$34,856.00.
- s) Approve payment of Draw #40 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.): \$19,017.00.
- t) Approve Change Order #2: +\$24,148.77; and Pay Estimate #5: \$232,780.48; with **Dave Schmitt Construction Co., Inc.** for the 5th Street Improvements – 12th Avenue through 20th Avenue.
- u) Approve Pay Estimate #4 to **Peterson Contractors Inc.** for the Clear Creek Stream Mitigation Bank Construction: \$175,421.91.
- v) Approve attendance of Braydon Ellis to EMT-U of I EMSLRC in Coralville, Iowa from August 27 – December 19, 2024: \$1,850.00.
- w) Approve attendance of Mike Mrstik to FBI LEEDA – SLI in Mundelein, IL from September 22-27, 2024: \$1,563.64.
- x) Approve attendance of Sam Contreras to FBI LEEDA – SLI in Mudelein, IL from September 22-27, 2024: \$1,064.00.
- y) Accept quotations and approve payment to **Safety Vision** from Houston, Texas for a mobile security video system for 10 fixed route busses, four ADA paratransit vehicles, spare equipment and one-year of cloud storage: Not to exceed \$48,908.00. (Quote does not include additional upgrades to the City' internal system by the City's IT provider.)
- z) Approve Joint Funding Agreement with the **U.S. Department of Interior, United States Geological Survey** for the operation and maintenance of 5 streamgaging stations, 1 continuous stage station, 1 continuous precipitation gage and associated equipment for Fiscal Year 2025: Not to exceed \$13,470.00.
- aa) Approve the May 2024 Treasurer's Report.
- bb) Approve Bill List for July 23, 2024.

11. **City Administrator's report.**

12. **Mayor's report.**

13. **City Attorney's report.**

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

15. **Motion to adjourn.**

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

1. August Planning & Zoning Submittals ~ Dave Johnson
2. City Clerk Report ~ Thorsten J. Johnson
3. City Administrator's time.