

## AGENDA <AMENDED>

6:30 PM

August 13, 2024

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, August 13, 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, August 13, 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, August 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](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. **CLEAR CREEK STREAM MITIGATION BANK – FINAL SEEDING AND TREES ~ PUBLIC HEARING**
  - a) Public hearing on the public hearing for plans, specifications, estimate of cost and form of contract for the Clear Creek Stream Mitigation Bank – Final Seeding and Trees.
  - b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract; ordering bids; setting a date for the receiving of said bids, and directing the posting of the bid letting; all 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 between \$450,000.00 and \$470,000.00. Bids are due on August 15<sup>th</sup>.

### 6. WELL 16 TREE CLEARING PROJECT

- a) Consider **resolution** setting the public hearing for plans, specification, form of contract and estimate of cost for the Well 16 Tree Clearing Project.

**Note:** In advance of Well 16 Improvements trees need to be cleared. The tree clearing needs to happen between August 1 and October 11 due to the presence of suitable habitat for the endangered rusty-patch bumble bee. The public hearing will be August 27, 2024 and bids are due on September 3<sup>rd</sup>.

### 7. BROWN DEER GOLF COURSE MOWER LOAN AGREEMENT

- a) Consider **resolution** setting a public hearing on the proposal to enter into a 36-month Loan Agreement with Wells Fargo for a 2020 John Deere 9009 rough mower for the Brown Deer Golf Course.

**Note:** This loan agreement is for 36-months with a \$1,550.00 monthly payment and will finance the \$50,000.00 purchase of a 2020 John Deere 9009 rough mower. The public hearing will be August 27, 2024.

## 8. HEARTLAND DRIVE & COMMERCE DRIVE INTERSECTION IMPROVEMENTS

- a) Consider **resolution** approving a Traffic Safety Improvement Program (TSIP) Grant Application and maintenance assurance for Heartland Drive & Commerce Drive Intersection Improvements.

**Note:** This TSIP grant application with the Iowa Department of Transportation is for \$500,000.00 and is due on August 15. Notice of funding approval will be sent by mid-January 2025 and funds will be available on July 1, 2025. Funds need to be used by July 1, 2027.

## 9. URBAN RENEWAL PLAN AMENDMENT AND DEVELOPMENT AGREEMENT

- a) Consultation Report.
- b) Public hearing on the proposed Amendment No. 16 to the Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.
- c) Consider **resolution** approving Amendment No. 16 to the Amended and Restated Coralville Urban Renewal Plan for the Mall and 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.

- d) Consider **resolution** approving the Development Agreement with IRL Parkview Investments, LLC.

**Note:** This Development Agreement outlines the responsibilities of IRL Parkview Investments, LLC and the City of Coralville regarding the tax increment rebates per Amendment No. 16 to the Mall and Highway 6 Urban Renewal Plan.

## 10. MASTER PLANS

- a) Recreation Center and Indoor Pool Competition Center Master Plan Review.
- b) Consider **resolution** adopting the Recreation Center and Indoor Pool Competition Center Master Plan.

**Note:** Two plans were created by Neumann Monson Architects with input from City of Coralville and Iowa City Community School District staff, stakeholder groups and residents. The first includes remodeling the current Recreation Center and adding on a new natatorium. It will be 117,700 sq. ft. with an estimated cost between \$52 - \$56.2 million. The second option is a new 109,700 sq. ft. building with the same natatorium features as the first option with an estimated cost between \$50 - \$55.4 million.

- c) West Land Use Park Master Plan Review.
- d) Consider **resolution** adopting the West Land Use Park Master Plan.

**Note:** This park master plan is for 60 acres of land purchased by the City Of Coralville using REAP and SRF funds and 50 acres owned by the State of Iowa Board of Regents to be included in Coralville's park system through a long-term conservation management agreement.

## 11. 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 **2<sup>nd</sup> consideration**.

**Note:** This ordinance reduces the number of required licensed taxicabs and licensed taxicab drivers from four to two.

## 12. IOWA RIVER LANDING AMENDMENT TO LEASE

- a) Consider **resolution** approving an Amendment to Lease Agreement with Iowa Wine, LLC.

**Note:** This second amendment to the Winestyle's Lease Agreement extends the term of lease to June, 2025 at its current location and adds a mutual option to extend the lease an four additional years.

## 13. FOREVERGREEN ROAD EXTENSION

- a) Consider **resolution** approving an Agreement with the Ruth E. Rarick Trust regarding the extension of Forevergreen Road.

**Note:** This agreement will extend the deadline to construct an extension of Forevergreen Road on the 7.38-acre parcel conveyed to the City from the Ruth E, Rarick Trust. The extension has been delayed because of a lawsuit filed by the City of Tiffin against the City of Coralville.

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

- a) Approve minutes for the July 23, 2024 Coralville City Council Regular Meeting.
- b) Approve **new** Class C Retail Alcohol License for **Estela;s Fresh Mex**: Eff. 08/01. (Estela's has moved to 3254 Crosspark Road from 1810 N. Coral St., Suite C.)
- c) Approve Class B Retail Alcohol License for **Trader Joe's #728**: Eff. 09/01.
- d) Approve Class C Liquor License with Sunday Sales for **Chili's Southwest Grill**: Eff. 09/05.
- e) Approve Class C Retail Alcohol License for **Blue Agave Mexican Restaurant**: Eff. 09/13.
- f) Approve payment to **Little Village** for the FY 2025 Library print and web advertising contract (07/19/2024): \$10,620.00.
- g) Approve payment to **Ferguson Waterworks #2516** for water meters (#0476758): \$41,040.00.
- h) Approve payment to **PremiStar – Iowa** for Aerco Boiler Repairs (#SI2252083): \$18,454.77.
- i) Approve payment to **Neumann Monson Architects** for the Recreation Center and Indoor Pool Master Plan (#2021.099-9): \$5,157.56.
- j) Approve payment to **Confluence** for the NW Coralville Park Corridor Plan (#29703): \$4,250.58.
- k) Approve payment to **Hardscape Solutions of Iowa, Inc.** for North Ridge Park Improvements including Double Kodah Wall with Indiana Stone Cap and \$1,500.00 Charitable Donation (#3390): \$12,352.95.
- l) Approve payment to **EDC, Inc.** for Coralville's "Vitality 2025 Capital Campaign" contribution (#13751): \$25,000.00.
- m) Approve payment to **MMS Consultants Inc.** for Oakdale Boulevard Extension (#38376): \$3,943.70.
- n) Approve payment to **USGS** for Annual Streamgaging Operation and Maintenance (#91176725): \$12,470.00.
- o) Approve payment to **Stanley Consultants** for the Utility Resilience Project (#0255287): \$1,012.00.
- p) Approve payment to **Terracon Consultants, Inc.** for Oakdale Boulevard Extension (#TM34197): \$1,747.50.
- q) Approve payment to **Veenstra & Kimm, Inc.** for:
  - i) WWTP Biosolids Transfer Pump Replacement (#283263-14) \$375.00
  - ii) WLU Central Trunk Sewer Lower Reach General (#283276-14) \$1,896.00
  - iii) WLU Central Trunk Sewer Upper Reach General (#283273-5) \$563.00

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|-------|--|-------------|
| iv)   | WLU Central Trunk Sewer Upper Reach Resident (#283274-3) | \$889.00    |
| v)    | Kempf Lift Station Abandonment General (#283279-4)       | \$89.00     |
| vi)   | Kempf Lift Station Abandonment Resident (#283280-2)      | \$415.05    |
| vii)  | Oakdale Boulevard Forcemain General (#283282-4)          | \$948.00    |
| viii) | Well 16 Improvements Design (#283290-2)                  | \$29,700.00 |
- r) Approve Pay Estimate #6 to **Dave Schmitt Construction** for 5<sup>th</sup> Street Improvements – 12 Avenue to 20<sup>th</sup> Avenue: \$16,885.87.
  - s) Accept quotes and approve payment to **Bobcat of Cedar Rapids** for one new Bobcat L28 Small Articulated Loader and various attachments including 50" General Purpose Bucket; 60" Snow Blade and Hose Kit; Add On Counterweight Kit; and 4K Heavy Duty Pallet Fork Frame and 48" Heavy Duty Pallet Fork Teeth (Quote #ND660744): for not to exceed \$48,373.42. (This purchase was made through a competitive bid Sourcewell Contract #050223-CEC. Sourcewell is a municipal contracting agency.)
  - t) Accept quote #63240114 and accept contract with **ESCO GROUP** for engineering work required to upgrade the iFix and Win911 systems at the Water Department for the City of Coralville iFix Platform Upgrade for not to exceed \$27,351.00.
  - u) Accept quote #63240116 and approve contract with **ESCO Group** for Automated Reporting Integration as part of the City of Coralville iFix Platform Upgrade for not to exceed \$59,483.00.
  - v) Accept quotes and approve purchase of snow removal equipment for 3 2024 Ford F-350 pickup trucks from **Drive Line & Company of Dubuque, Iowa** for not to exceed \$44,273.55. (This quote includes 3 Western V-plows with optional poly blade kit; 2 buyers brand Salt Dogg spreaders with optional tie down kit; and 3 buyers brand cab mount beacon lights.)
  - w) Approve an Agreement with **Walker Consultants** to perform a forensic consulting and ADA review of all three stair towers in the IRL West Ramp for not to exceed \$22,320.00.
  - x) Approve attendance of Clayton Penrod to the Illinois Crisis Negotiations Conference in East Peoria, Illinois from September 24-27, 2024: \$1,035.57.
  - y) Approve the June 2024 Treasurer's Report.
  - z) Approve Bill List for August 13, 2024.

**15. City Administrator's report.**

**16. Mayor's report.**

**17. City Attorney's report.**

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

**19. Motion to adjourn.**

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

1. City Administrator's time.