

AGENDA

6:30 PM

September 24, 2024

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, September 24, 2024 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, September 24, 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, September 24, 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. **Mayor to proclaim October 2024 as "Domestic Violence Awareness Month."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **RIDGEVIEW SUBDIVISION ~ PUBLIC HEARING**
 - a) Community Development Department Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on the Amended PUD-A Site Plan for Ridgeview Subdivision.
 - d) Consider **resolution** approving the Amended PUD-A Site Plan for Ridgeview Subdivision, Coralville, Iowa.
 - e) Consider **resolution** approving the Amended Preliminary Plat for Ridgeview Subdivision, Coralville, Iowa.

Note: This amendment changes the alignment of Shady Bluff Land and site grading in Part 1 which is the northern single-family lots in the development and will result in a reduction of 5 dwelling units.

7. FOREVERGREEN HEIGHTS, PHASE 3, PART 1

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Final Plat for Forevergreen Heights, Phase 3, Part 1, Coralville, Iowa.

Note: This Final Plat is for the lots along Craven Drive between Scanlon Farms Road and Downer Drive.

8. AMENDMENT NO. 17 MALL AND HIGHWAY 6 URBAN RENEWAL PLAN

- a) Consider **resolution** setting a date for consultation and a date for a public hearing on the proposed Amendment No. 17 to the Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.

Note: This will add a Development Agreement with rebates for the reconstruction and renovation of the former Iowa River Power Restaurant.

9. URBAN RENEWAL ORDINANCE

- a) **ORDINANCE NO. 2024-1007** An Ordinance amending Ordinance Nos. 650,679,97-786, 2001-941, 2002-95, 2005-1014,2013-1007,2015-1018, 2016-1020, 2017-1016,2020-1015 and 2021-1013 providing that general property taxes levied and collected each year on all property located within the Mall and Highway 6 Urban Renewal Project Area in the City of Coralville, County of Johnson, State of Iowa, by and for the benefit of the State of Iowa, City of Coralville, County of Johnson, Iowa City Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Redevelopment Project, for **1st consideration**.

Note: This ordinance will capture the base amount value of Lot 1, Royal Jas & Diva Subdivision and Lot 2, Jacobs Clear Creek Third Subdivision which had construction in 2023.

10. CHAPTER 40.10 – INTERFERENCE WITH STREETS AND USE OF BUILDINGS

- a) **ORDINANCE NO. 2024-1006** An ordinance amending Chapter 40.10 of the Code of Ordinances of the City of Coralville regarding blocking sidewalks; for **2nd consideration**.

Note: This ordinance changes Section 40.10 to prohibit not only groups of people from blocking streets, sidewalks and use of buildings but adds individuals and/or storing materials on the sidewalks and streets.

11. WELMARK BLUE CROSS/BLUE SHIELD

- a) Consider **resolution** accepting the quotation of Wellmark Blue Cross/Blue Shield to provide health insurance for the City's Employees.

Note: The City has received a quote for a 1.77% increase to its current premiums for calendar year 2025.

12. GOLF CART LEASE AGREEMENT - EXTENSION

- a) Consider **resolution** approving an Agreement with Yamaha Motor Corporation at the Brown Deer Golf Course.

Note: This is a lease extension for 60 golf carts at the Brown Deer Golf Course which forgives the October 2024 through December 2025 lease and moves up the beginning date for the new lease so it covers the period of October 2024 through September 30, 2030 in exchange for replacing the entire fleet with new carts earlier. This is necessary because a flaw in the steel in the rear axels was discovered in the current fleet.

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

- a) Approve minutes for the September 10, 2024 Coralville City Council Regular Meeting.
- b) Approve **new** Class B Retail Alcohol License for **Comfort Suites**: Eff. 09/15.
- c) Approve Class C Retail Alcohol License with Catering Privilege and Outdoor Service for **Monica's**: Eff. 10/21.
- d) Approve Class C Retail Alcohol License with Outdoor Service for **Pat & Franny's, LLC**: Eff. 10/26.
- e) Approve Special Class C Retail Alcohol License for **Aldi Inc. #56**: Eff. 11/01.
- f) Approve Class E Retail Alcohol License for **Keystone Liquor**: Eff. 11/01.

- g) Approve payment to **Mellen & Associates** for:
 - i) Actuators at the Water Treatment Plant (#036497) \$29,348.00
 - ii) Labor to install actuators at the Water Treatment Plant (#036698) \$3,000.00
- h) Approve payment to **J Harding Incorporated** for:
 - i) North Ridge Pavilion Playground (#24-22B) \$18,188.88
 - ii) North Ridge Park trail panel replacement project (#24-22C) \$12,887.73
- i) Approve payment to **Bolton & Menk** for North Ridge Park Playground:
 - i) Invoice #0341791 \$4,239.50
 - ii) Invoice #0344185 \$1,305.50
- j) Approve payment to **RACOM Corporation** for Transit Mobile & Portable Radio and Control Station maintenance (#INV22091): \$10,668.80.
- k) Approve payment to **Terry-Durin Co.** for street light poles and base covers and arm and triangular banner assemblies (#162518-00): \$26,305.58.
- l) Approve payment to **MMS Consultants, Inc.** for the Oakdale Boulevard Extension (#38758): \$3,079.00.
- m) Approve payment to **Park Planet** for North Ridge Park Playground Shade (#IN24-1742): \$22,668.00.
- n) Approve Change Order #3: +\$146,995.16; and Pay Estimate #5: \$69,354.75; to **Peterson Contractors, Inc.** for Clear Creek Stream Mitigation Bank Construction: \$69,354.75.
- o) Approve Pay Estimate #10 to **Maxwell Construction, Inc.** for the West Land Use Central Trunk Sewer Phase 1: \$37,965.56.
- p) Approve Change Order #3: +\$27,960.10; and Pay Estimate #8: \$349,700.97; to **Dave Schmitt Construction Co., Inc.** for the 5th Street Improvements – 12th Avenue through 20th Avenue.
- q) Accept quotations and approve purchase from **Kilburg Equipment, LLC** for one used 2017 Freightliner M2 20CY New Way Viper Rear Load Garbage Truck (\$125,000.00) with trade-ins of Unit #211 2001 International 4700 (-\$2,000.00); Unit #206 2006 International 4200 (-\$3,500.00); Unit #203 2015 Freightliner 2002 (-\$16,000.00); Unit #204 2002 Freightliner (-\$2,500.00); Unit #210 2011 Freightliner MR (-\$4,500.00) and 1991 Case 1840 (-\$4,000.00) for a total purchase price minus trade-in: not to exceed \$92,500.00. (See memo for more details.)
- r) Approve attendance of Jordon Bleil at the NPRA Conference in Atlanta, Georgia from October 7-10, 2024: \$2,564.95.
- s) Approve attendance of Beth Downing to Beyond School Hours National Education Conference in Orlando, Florida from February 12-16, 2024: \$2,822.59.
- t) Approve Bill List for September 24, 2024.

14. City Administrator’s report.

15. Mayor’s report.

16. City Attorney’s report.

17. Committee and Councilmember’s report.

18. Motion to adjourn.

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

1. October Planning & Zoning Submittals ~ Dave Johnson
2. Wastewater Department Report ~ David Clark
3. City Administrator’s time.