

## AGENDA

6:30 PM

October 22, 2024

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, October 22, 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, October 22, 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, October 22, 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. **CORALVILLE WEST PART FOUR, LOT 1 ~ PUBLIC HEARING**
  - a) Community Development Department Report.
  - b) Planning & Zoning Commission Report.
  - c) Public hearing on the proposed rezoning of Coralville West Part Four, Lot 1 from C-2 to C PUD-2 and the PUD-B Site Plan.
  - d) Consider **ORDINANCE NO. 2024-1008** an ordinance amending the Coralville Zoning Ordinance, the same being Ordinance 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 Coralville West Part Four, Lot 1 from C-2, Arterial Commercial District to C PUD-2, Commercial Planned Unit Development Two District, for **1<sup>st</sup> consideration**.

**Note:** This proposal is for a 4,300 square foot dental building with 39 parking stalls to be constructed on a 1.26-acre parcel on the northwest corner of Merchant Street and Jones Boulevard.

6. **WEST VILLAGE – PART ONE ~ PUBLIC HEARING**
  - a) Community Development Department Report.
  - b) Planning & Zoning Commission Report.
  - c) Public hearing on the proposed PUD-B Site Plan for West Village – Part One.
  - d) Consider **resolution** approving the PUD-B Site Plan for West Village – Part One, Coralville, Iowa.
  - e) Consider **resolution** approving the Preliminary Plat for West Village – Part One, Coralville, Iowa.

- f) Consider **resolution** approving the Final Plat for West Village – Part One, Coralville, Iowa.

**Note:** Part One is a 7.65-acre development with Outlot A which is 1.71 acres and will serve as a sedge meadow/prairie park after completion of Part 2. The rest of Part One will have 24 row house units and 22 single-family detached units.

## 7. URBAN RENEWAL PLAN AMENDMENT ~ PUBLIC HEARING

- a) Consultation Report.
- b) Public hearing on the proposed Amendment No. 17 to the Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.
- c) Consider **resolution** approving Amendment No. 17 to the Amended and Restated Coralville Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.

**Note:** This amendment adds tax rebates for the historic renovation of the former Iowa River Power Restaurant to the Urban Renewal Plan.

## 8. 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 **3<sup>rd</sup> and final 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.

## 9. 5<sup>TH</sup> AVENUE NORTH END IMPROVEMENTS

- a) Consider **resolution** setting the public hearing on the plans, specification, estimate of cost and form of contract for the 5<sup>th</sup> Avenue North End Improvements.

**Note:** This is for the construction of a new hammerhead turnaround and drainage improvements at the north end of 5<sup>th</sup> Avenue. The public hearing will be November 12, 2024.

## 10. WELL 16 IMPROVEMENTS – ENVIRONMENTAL INFORMATION DOCUMENT

- a) Consider **resolution** resetting a public hearing on an Environmental Information Document; and direct published notice of same, both for the Well 16 Improvements.

**Note:** A public hearing needs to be rescheduled for the Well 16 Improvements Environmental Information Document, which is a requirement to receive State Revolving Funds. The public hearing will be held on November 26, 2024.

## 11. TECHNICAL SERVICES PROPOSAL

- a) Consider **resolution** approving a Technical Services Proposal with the East Central Iowa Council of Governments (ECICOG) for City Council Goal Setting.

**Note:** This proposal is for technical services for an upcoming Goal Setting Session of the Coralville City Council and is not to exceed \$6,000.00.

## **12. GOLF CART GPS SYSTEM**

- a) Consider **resolution** setting a public hearing for the proposal to enter into a Lease Agreement with Yamaha Motor Corporation for a new GPS System for Golf Carts at the Brown Deer Golf Course.

**Note:** This GPS System features the ability to control golf carts by being able to shut them off along with cart tracking from the clubhouse, ability to send messages to the user and ability to have advertising messages for each hole. The public hearing will be on November 12, 2024.

## **13. COMPACT TRACK LOADER/SKID STEER LEASE**

- a) Consider **resolution** setting a public hearing for leasing a Compact Track Loader/Skid Steer with a mulching head for the Parks Department.

**Note:** This piece of equipment will be used by the Forestry program for timber stand improvement work and to keep invasives under control in Coralville woodlands and it will be used to maintain flood berms, some of the stormwater bio cells, the Clear Creek Stream Mitigation project along with snow removal operations and other project work. The public hearing will be on November 12, 2024.

## **14. OPERATING FOOD AND BEVERAGE AGREEMENT AMENDMENT**

- a) Consider **resolution** approving Amendment No. 1 to the Food and Beverage Agreement at Brown Deer Golf Club with Beer Makers.

**Note:** This extension of the Brown Deer Golf Club Food and Beverage Agreement is for the period of January 1, 2025 to February 28, 2026.

## **15. INTERMODAL ACCESS CONTROL EQUIPMENT**

- a) Consider **resolution** approving an Agreement with Parking, Inc. for the Intermodal Parking Equipment Project.

**Note:** This project is for replacing and updating the access control equipment and cameras at the Intermodal so they are fully compatible with the existing access control equipment used in other City parking facilities in the Iowa River Landing. This proposal from Parking Inc. is for new parking access equipment and installation and is not to exceed \$93,852.00.

- b) Consider **resolution** approving an Agreement with Gerard Electric for the Intermodal Parking Equipment Project.

**Note:** This proposal from Gerard Electric is for the project cabling and is not to exceed \$5,979.00.

- c) Consider **resolution** approving an Agreement with A Tech Freeman Security for the Intermodal Parking Equipment Project.

**Note:** This proposal from A Tech Freeman is for the project monitoring cameras and is not to exceed \$9,536.64.

## **16. IOWA RIVER LANDING**

- a) Consider **resolution** approving Amendment No. 4 to the Iowa River Landing License Agreement with Scratch Cupcakery at Iowa River Landing, LLC.

**Note:** The tenant has exercised their second option term to extend the lease for 18 months until July 31, 2026. This amendment will also add an 18-month third option term and a 2-year fourth option term.

## 17. TARGETED GOAT GRAZING

- a) Consider **resolution** permitting targeted goat grazing at 2873 North Liberty Road NE.

**Note:** The RoyAn Ridge Farm will be responsible to maintain the area and take care of the goats. The goats would take 9-15 days for the goats to complete their job. They Council can grant authorization to allow split-hoofed grazing livestock within the corporate limits for this purpose per City Code Section 55.12.

## 18. Greater Iowa City, Inc. Update

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

- a) Approve minutes for the October 8, 2024 Coralville City Council Regular Meeting.
- b) Approve Class C Retail Alcohol License with Outdoor Service for **Buffalo Wild Wings Grill & Bar**. Eff. 11/15.
- c) Approve payment to **CIT Sewer Solutions** for FY 2024 Sanitary Sewer Line and Manhole Rehabilitation (Pay Application #3): \$67,042.92.
- d) Consider payment to **The Northway Corporation** for repairs to Grundfos CR32-4-2 Vertical Booster Pump – due to motor and pump bearing failure for the Wastewater Department (#17268): \$11,464.90.
- e) Approve payment to **Hansen Asphalt** for milling existing pavement and installing asphalt overlay to improve drainage at the Salt Dome (#1446): \$28,539.00.
- f) Approve payment to **Stransky Concrete** for Coralville Street Repairs (#13190): \$14,397.00.
- g) Approve payment to **Kilburg Equipment** for Wastewater Treatment Plant repairs (#4333): \$19,445.60.
- h) Approve payment to **Iowa Plains Signing, Inc.** to replace a message board paid for by an insurance reimbursement (#62250): \$17,125.00.
- i) Approve payment to **Naviant** for OnBase Annual Maintenance (#00151588): \$27,510.27.
- j) Approve payment to **Bolton & Menk, Inc.** for Clear Creek Stream Mitigation Bank Construction (#0341790): \$48,842.21.
- k) Approve payment to **Stanley Consultants, Inc.** for Advanced Assistance for the Utility Resilience Project:
  - i) Invoice #0256261 \$4,692.00
  - ii) Invoice #0256885 \$895.00
- l) Approve Pay Estimate #1 to **Triple B Construction** for Well 16 Tree Clearing (#4994): \$5,795.00.
- m) Approve Change Order #3: +\$27,960.10; and Pay Estimate #9: \$196,414.35; to **Dave Schmitt Construction, Inc.** for the 5<sup>th</sup> Street Improvements – 12<sup>th</sup> Avenue to 20<sup>th</sup> Avenue.
- n) Approve Pay Application #6: \$415,551.40; and Pay Application #7: \$168,682.37; to **Peterson Contractors, Inc.** for the Clear Creek Stream Mitigation Bank Construction.
- o) Approve the continuation of Transit Employee Incentives to eligible employees and applicants that was approved on April 23, 2024. These will encourage the recruitment and retainage of transit drivers. (See Memo for details.)
- p) Accept and approve Quotation from **Dave Schmitt Construction, Inc.** for Well 16 Utility Potholing: for not to exceed \$75,340.00. (The potholes will be hydroexcavated in order to identify the location of existing underground utilities for the Well 16 raw water main route from Timber Lane over to and along 12<sup>th</sup> Avenue from Oakdale Boulevard to near Liberty Lane.)

- q) Approve attendance of Elijah Elliott to Certified Playground Safety Inspector Program in Ankeny, Iowa from November 19-21, 2024: \$998.76.
- r) Approve attendance of Kyle Moehlis to Certified Playground Inspector Program in Ankeny, Iowa from November 19-21, 2024: \$1,048.76.
- s) Approve Bill List for October 22, 2024.

**20. City Administrator's report.**

**21. Mayor's report.**

**22. City Attorney's report.**

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

**24. Motion to adjourn to Executive Session** to discuss strategy with council in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation pursuant to Section 21.5 (c) of the Code of Iowa.

**25. Motion to adjourn.**

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

1. Greater Iowa City, Inc.
2. March Planning & Zoning Submittals ~ Dave Johnson
3. Streets & Solid Waste Department Report ~ Eric Fisher
4. City Administrator's time.