

AGENDA

6:30 PM

November 12, 2024

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, November 12, 2024 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, November 12, 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, November 12, 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 November 18, 2024 as "National Injury Prevention Day;" November 30, 2024 as "Small Business Saturday;" and November 17-23, 2024 as "National Hunger and Homelessness Awareness Week" and as "National Apprenticeship Week."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **VICIOUS ANIMAL HEARING**
 - a) Hearing on the City Administrator's ruling regarding a vicious animal.
 - b) Consider **motion** to uphold/reverse the City Administrator's ruling regarding a vicious animal.

Note: This is a hearing on whether to uphold or reverse the City Administrator's ruling regarding a vicious animal.

7. 5TH AVENUE NORTH END IMPROVEMENTS ~ PUBLIC HEARING

- a) Public hearing on the plans, specifications, form of contract and estimate of cost for the 5th Avenue North End Improvements.
- b) Consider **resolution** approving the plans, specification, form of contract and estimate of cost; ordering bids; setting a date for the receiving of said bids, and directing the posting of the bid letting; all for the 5th Avenue North End Improvements.

Note: This is for the construction of a new hammerhead turnaround and drainage improvements at the north end of 5th Avenue. Bids are due on Tuesday, December 3, 2024.

8. GOLF CART GPS SYSTEM ~ PUBLIC HEARING

- 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.
- b) Consider **resolution** approving 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.

9. COMPACT TRACK LOADER/SKID STEER LEASE ~ PUBLIC HEARING

- a) Public hearing on leasing a compact track loader/skid steer with mulching head for the Parks Department.
- b) Consider **resolution** approving a Lease for a compact track loader/skid steer with 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.

10. CORALVILLE WEST PART FOUR, LOT 1

- a) 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 **2nd 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.

11. ALTMAIER ACRES SUBDIVISION

- a) Consider **resolution** accepting Public Improvements constructed in Altmaier Acres Subdivision, Coralville, Iowa.

Note: This resolution accepts the public improvements for Altmaier Acres Subdivision and releases the subdivision from lien for those public improvements excluding the sidewalks pursuant to the Subdivider's Agreement.

12. URBAN RENEWAL ORDINANCE AMENDMENT

- a) **ORDINANCE NO. 2024-1009** An Ordinance amending Ordinance No. 2024-1007 regarding adding an additional property in the Mall and Highway 6 Urban Renewal Area to collect incremental property taxes, for **1st consideration**.
- b) Consider **motion** to suspend the rules to adopt the second and third readings of Ordinance No. 2024-1009.
- c) **ORDINANCE NO. 2024-1009** An Ordinance amending Ordinance No. 2024-1007 regarding adding an additional property in the Mall and Highway 6 Urban Renewal Area to collect incremental property taxes, for **2nd consideration**.
- d) An Ordinance amending Ordinance No. 2024-1007 regarding adding an additional property in the Mall and Highway 6 Urban Renewal Area to collect incremental property taxes, for **3rd and final consideration**.

Note: This ordinance will add Lot 1, Altmaier Acres Subdivision in order to capture the base amount value along in addition to Lot 1, Royal Jas & Diva Subdivision and Lot 2, Jacobs Clear Creek Third Subdivision. Readings are condensed in order to meet the filing deadline at the end of the month.

13. AMENDMENT NO. 18 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. 18 to the Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.

Note: This Amendment No. 18 for the mixed-use project referred to as Gather Iowa will allow for the rebate of incremental tax revenues to the Developer. The public hearing will be December 10, 2024 and the consultation will be held on Monday, December 2, 2024.

14. ANNUAL URBAN RENEWAL REPORT

- a) **Motion** approving and accepting the Annual Urban Renewal Report, Fiscal Year 2024.

Note: The City Council is required by HF2640 to formally approve by motion the filing of an Annual Urban Renewal Report with the Iowa Department of Management.

15. TRANSFER OF FUNDS

- a) Consider **resolution** authorizing the transfer of funds.

Note: The Director of Finance needs Council approval by resolution to transfer reserve funds in Fund 200 into specific funds from which bonds are paid (e.g., Mall TIF, Oakdale TIF) to allow a rating agency to see the cash for its intended purpose which is to be available for debt service payments. Also, the transfer to the IRL Project Fund that was approved on June 25, 2025 need to be revised to facilitate the movement of cash to the Hotel Fund to pay principal and interest on Hotel debt service.

16. CORAL RIDGE MALL WELCOME CENTER SPONSORSHIP AGREEMENT

- a) Consider **resolution** approving an Amendment to the Sponsorship Agreement with the Iowa Children's Museum regarding the operation of the Welcome Center at Coral Ridge Mall.

Note: The amendment is to reflect a payment amount of \$60,000.00 to be paid on or before February 1, 2025 and to extend the term of the agreement through January 31, 2026.

17. GOVERNOR'S TRAFFIC SAFETY CONTRACT

- a) Consider **resolution** approving an Agreement with the Governor's Traffic Safety Bureau for Traffic Services.

Note: The FY 2025 Highway Safety Grant is for \$15,900.00 to cover 124 overtime hours of high visibility traffic enforcement, 71 hours of impaired driver focused enforcement, two targeted traffic enforcement projects, twelve public information/education activities aimed at improving driver safety behaviors, two observational occupant protection surveys, traffic safety training and related travel, purchase of NHTSA-approved radar and one DPS approved preliminary breath tester (PBT).

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

- a) Approve minutes for the October 22, 2024 Coralville City Council Regular Meeting.
- b) Approve Class C Retail Alcohol License for **The Hawk Lounge**: Eff. 11/29.
- c) Approve Class E Retail Alcohol License for **Target Store T-1113**: Eff. 12/01.
- d) Approve payment to **A Tech Freeman Systems** for:
 - i) Advance Deposit for CCTV South Lot Repairs (11/4/2024) \$1,544.20

- ii) Approve Deposit for Intermodal Kiosk Cameras (10/31/2024) \$4,768.32
- e) Approve payment to **Parking-Inc.** for Intermodal Equipment (38834): \$37,540.80.
- f) Approve payment to **Cummins Sales & Services** for Transit 108 Recon Engine (#J5-241036304): \$53,527.65.
- g) Approve payment to **Whitetail Concrete Finishing Solutions** for Police Department Basement Floor (#120937): \$11,120.00
- h) Approve payment to **Dano Enterprises, Inc.** for 71, 950 Yard Waste Bags (#00036627): \$43,026.10.
- i) Approve payment to **Leibold Irrigation, Inc.** for Brown Deer Golf Course to replace 2 6" Valmatic Silent Check Valves and to furnish & install 1 new 5HP Goulds Pressure Maintenance Pump (#0013656-IN): \$14,851.59.
- j) Approve payment to **Tannery Creek Systems, Inc.** for Parking Department autoChalk System maintenance fee (#2024-091): \$12,320.00.
- k) Approve payment to **Walker Consultants** for limited ADA review of Iowa River Landing parking facilities (#210054260001): \$22,320.00.
- l) Approve payment to **Drive Line & Company, Inc.** for Snowplow Install (#21009): \$44,273.55.
- m) Approve payment to **Safety Vision (SV)** for Intermodal cameras (#INV9127): \$48,905.00.
- n) Approve payment to **Berg Auto Sales** for a Behnke tilt trailer for the Parks Department (#10019): \$17,125.00.
- o) Approve payment to **ESCO Automation** for:
 - i) Fresh Water iFix Upgrade (#14363) \$10,000.00
 - ii) Fresh Water Automated Reporting (#14634) \$10,000.00
- p) Approve payment to **Ferguson Waterworks** for 144 Water Meters (#0476758-1): \$41,040.00.
- q) Approve payment to **Hoglund Bus Company** for one 2025 Glaval-Universal Bus (#M227000203): \$187,542.00. (This is a light duty bus used for ADA paratransit service.)
- r) Approve payment to **Randy's Carpet** for the deposit on the Lower-Level Carpet Replacement Project (#214248): \$10,000.00.
- s) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for FoldingChairs4Less.com FF&E Invoice #Inv-17634284 for 350 Folding Chairs and 10 Chair Dollies (#FB01-AUG24): \$9,619.86.
- t) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for Bowker Pinnacle Mechanical FF&E Invoice:
 - i) #4280 for domestic boiler replacement (#ENG01-JUN) \$9,380.00
 - ii) #4177 for supply boiler pump (#ENG02-JUL) \$7,430.00
 - iii) #4954 to replace leaking plastic pipe going into hot water tank supply (ENG01-Sep) \$6,482.43
 - iv) #3618 to replace faulty compressor with new (#ENG01-MAY) \$8,717.00
- u) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for Century Laundry Distributing, Inc. FF&E Invoice #28-033518 to replace failed ironer fan and motor (#ENG01-JUL24): \$3,098.27.
- v) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for Karcher North America F&E Invoice:
 - i) #5314147057 for Floor Cleaning Machine (#FB01-MAR24) \$2,103.75
 - ii) #5335151313 for Floor Cleaning Machine (#FB01-MAR24) \$7,430.00
- w) Approve payment to **MMS Consultants, Inc.** for Oakdale Boulevard Extension Jones Boulevard West – Wetlands/Final:
 - i) Invoice #39012 \$2,850.00
 - ii) Invoice #39013 \$229.00
- x) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Kempf Lift Station Abandonment - Resident (#283280-4) \$11,335.76
 - ii) WLU Central Trunk Sewer – Lower Reach – Resident (#283274-5) \$165.00
 - iii) Well 16 Improvements – Design Services (#283290-5) \$9,900.00
 - iv) WLU Central Trunk Sewer – Upper Reach – General (#283273-7) \$2,965.18
 - v) Oakdale Blvd Force Main Improvements – General (#283282-7) \$2,274.51

- y) Approve payment to **McClure** for 5th Avenue – North End Drainage and Survey (#155130): \$7,224.00
- z) Approve Change Order #4: +\$3,825.00; and Pay Application #8: \$165,680.21; to **Peterson Contractors, Inc.** for Clear Creek Stream Mitigation Bank Construction. (Change Order #4 also changes the substantial completion date to February 14, 2025 for Reach 1 only.)
- aa) Approve Pay Estimate #7 to **Metro Pavers, Inc.** for Oakdale Boulevard Extension 2023: \$352,400.18.
- bb) Approve Pay Estimate #2 to **Maxwell Construction, Inc.** for WLU Central Trunk Sewer Phase 2: \$114,944.77.
- cc) Approve Pay Estimate #3 to **Maxwell Construction, Inc.** for Kempf Lift Station Abandonment: \$80,428.04.
- dd) Accept quotes, authorize purchase and approve payment to **Henderson Products, Inc.** for one new 2026 Heavy-Duty Freightliner 108SD with Henderson 11' munibody with Snow Plow Package for the Streets Department for not to exceed \$291,698.00.
- ee) Approve a License Agreement with **lululemon USA, Inc.** to rent a 300 sq. ft. storage space in the Iowa River Landing Shopping Center from the City of Coralville for \$250.00 per month for one year.
- ff) Approve a Consent to Collateral Assignment of Redevelopment Agreement for the Villas on 4th Project. (This is based upon the owner's refinancing of the project and required by our development agreement.)
- gg) Approve new job description for the Community Outreach Educator position at the Coralville Public Library.
- hh) Approve attendance of Damon Spencer to FBI LEEDA-ELI in Madison, Wisconsin on February 2-7, 2024: \$1,674.30.
- ii) Approve attendance of Mike Darjania to the National Polygraph Academy in Richmond, Kentucky on January 5, 2024 through March 21, 2024: \$17,056.41.
- jj) Approve attendance of Alex Buhmeyer to Partners in Community Forestry in Chicago, Illinois on November 19-22, 2024: \$2,559.12.
- kk) Approve Bill List for November 12, 2024.

19. City Administrator's report.

20. Mayor's report.

21. City Attorney's report.

22. Committee and Councilmember's report.

23. Motion to adjourn.

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

1. Discussion of Recreation Center and Indoor Pool Competition Center.
2. City Administrator's time.