

## AGENDA

6:30 PM

November 26, 2024

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, November 26, 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, November 26, 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, November 26, 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. **AUDIT REPORT**
  - a) Auditor from BerganKDV, LLC to present Fiscal Year 2024 Audit Report.

**Note:** The audit was received and placed on file November 21, 2024. Copies are available at the Coralville Public Library and City Hall. The Audit can be viewed on the City website [www.coralville.org/news](http://www.coralville.org/news) starting on November 27, 2024.

6. **WELL 16 IMPROVEMENTS – ENVIRONMENTAL INFORMATION DOCUMENT ~ PUBLIC HEARING**
  - a) Public hearing on an Environmental Information Document; and direct published notice of same, both for the Well 16 Improvements.
  - b) Consider **motion** to receive, approve and place on file an Environmental Information Document for the Well 16 Improvements.

**Note:** A public hearing for the Well 16 Improvements Environmental Information Document is a requirement to receive State Revolving Funds.

### 7. **5<sup>TH</sup> AVENUE NORTH END IMPROVEMENTS ~ PUBLIC HEARING**

- a) Public hearing on the plans, specifications, form of contract and estimate of cost for the 5<sup>th</sup> 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 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. Bids are due on Tuesday, December 10, 2024.

## 8. RIDGEVIEW – PART TWO ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the proposed PUD-B Site Plan for Ridgeview – Part Two.
- d) Consider **resolution** approving the PUD-B Site Plan for Ridgeview – Part Two, Coralville, Iowa.
- e) Consider **resolution** approving the Final Plat for Ridgeview – Part Two, Coralville, Iowa.

**Note:** Part Two is a 16.62-acre development with Outlot E which is 9.75 acres with sensitive slopes, a creek and mature trees and will be dedicated to the City of Coralville to be incorporated into the City's overall West Land Use Area greenbelt and open space plans. The rest of Part Two is 27 lots with an average density of 1.62 dwelling units per acre.

## 9. 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 **3<sup>rd</sup> and final consideration**.
- b) Consider **resolution** approving the PUD-B Site Plan for Lot 1, Coralville West Part 4, Coralville, Iowa.

**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.

## 10. PUBLIC TRANSPORTATION AGENCY SAFETY PLAN

- a) Consider **resolution** adopting a City of Coralville (Coralville Transit) Public Transportation Agency Safety Plan in accordance with 49 C.F.R., Part 673

**Note:** The Federal Transportation Authority (FTA) requires any public transportation system that receives Federal financial assistance under 49 United States Code, Chapter 53 to develop, draft and certify a Public Transportation Agency Safety Plan.

## 11. STREET FINANCE REPORT

- a) Consider **resolution** approving the Fiscal Year 2024 Street Finance Report.

**Note:** This report itemizes the allocation of funds used to construct, repair and maintain City streets.

## 12. FINANCING

- a) Consider **resolution** appropriating payment of certain Annual Appropriation Debt Service Instruments and directing the Finance Officer to certify Tax Increment Financing Debt to the Johnson County Auditor.

**Note:** The City Council is required to determine whether it will appropriate funds for bond payment by December 1<sup>st</sup> of each year.

## 13. INTERFUND TIF LOANS

- a) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

**Note:** This is a \$90,000.00 advance for financing projects from the Coralville (Oakdale) Urban Renewal Area Tax Increment Revenue Fund.

- b) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

**Note:** This is a \$180,000.00 advance for financing projects from the 12<sup>th</sup> Avenue Urban Renewal Area Tax Increment Revenue Fund.

#### 14. LAW ENFORCEMENT MENTAL HEALTH LIAISON

- a) Consider **resolution** approving a Memorandum of Understanding in connection with a shared Mental Health Liaison for the Police Department.

**Note:** This Memorandum of Understanding with the Coralville Police Department, North Liberty Police Department and Johnson County Sheriff's Department is for sharing the cost for a law enforcement liaison to improve outcomes on mental health related calls for service and divert persons who need support and treatment from the emergency room and jail. The Mental Health Liaison will now be an employee of the Johnson County Sheriff's Department.

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

- a) Approve minutes for the November 12, 2024 Coralville City Council Regular Meeting.
- b) Approve and ratify the State of Iowa 2024 Annual Financial Report for the City of Coralville.
- c) Approve **new** Special Class C Retail Alcohol License with outdoor service for **Blue Agave Mexican Restaurant**. Eff. 9/16.
- d) Approve Special Class C Retail Alcohol License for **Huhot Mongolian Grill**. Eff. 12/15.
- e) Approve Class E Retail Alcohol License for **Kum & Go #201**. Eff. 12/15. (Auto-renew).
- f) Approve payment to **Pipe Pro, Inc.** to fix leak at water slide drop pool at the Aquatic Center (#69113): \$28,626.60.
- g) Approve payment to **Leibold Irrigation, Inc.** to install new 60HP VFD at Brown Deer Golf Club (#0013786-IN): \$10,800.00.
- h) Approve payment to **Racom Corporation** for maintenance contracts for City radios:
  - i) 12/12/2024 – 12/11/2025 (#INV24681) \$11,770.94
  - ii) 12/12/2023 – 12/11/2024 (#INV22091) \$10,668.80
- i) Approve payment to **Kilburg Equipment, LLC** for previously approved 2017 Freightliner M2, 20CY New Way Viper for the Streets Department (#4459): \$92,500.00. (This is after \$32,000.00 deduction for trade-ins.).
- j) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for Modern FF&E Invoice #17575 to fix Chiller 2 leak (#ENG02-AUG): \$4,605.51.
- k) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for Bowker Pinnacle Mechanical FF&E Invoice #5351 to replace #4 Boiler gas valves (#ENG01-AUG): \$3,643.39.
- l) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for Insight Direct USA, Inc. FF&E Invoice #927316194, #927249730 & 926846434 for Computer Refresh – Phase 1 – Two Laptops and docking station(#IT02-OCT): \$3,405.42.
- m) Approve payment to **MMS Consultants, Inc.** for Oakdale Blvd. Extension Jones Blvd. West – Wetlands/Final (#39221): \$6,235.00.
- n) Approve payment to **Communications Infrastructure Services Group** for:
  - i) Relocation of optical fiber cable for 1<sup>st</sup> Ave/I-80 Interchange (#20240014) \$12,315.64
  - ii) Replace 2 damaged handholes in S.T. Morrison Park (#20240015) \$495.00
- o) Approve payment to **A Tech/Freeman** for Door Lock System Upgrade (#637921): \$27,145.83.

- p) Approve payment to **McClure** for 5<sup>th</sup> Avenue – North End Drainage and Survey (#155130): \$7,224.00.
- q) Approve payment to **Shive-Hattery, Inc.** for:
  - i) 5<sup>th</sup> Street Improvements (#121927-25) \$94,418.54
  - ii) Oakdale Blvd Extension (#2112301060-12) \$5069.77
- r) Approve payment to **Stanley Consultants, Inc.** for BRIC Application Utility Resilience Advanced Assistance (#0257384): \$1,710.50.
- s) Approve Pay Application #10 to **Dave Schmitt Construction Co., Inc.** for 5<sup>th</sup> Street Improvements – 12<sup>th</sup> Avenue to 20<sup>th</sup> Avenue: \$140,377.51.
- t) Approve the **submission of lien** to the Johnson County Treasurer for the removal of a tree at 2301 2<sup>nd</sup> Street for \$2,400.00.
- u) Approve an Amendment for Term Extension to the GMV/Agency Agreement between the Coralville Transit Department and **GMV Syncromatics Corp.** for the Auto Vehicle Location System for not to exceed \$10,420.00 in 2025 and 2026.
- v) Approve the purchase and payment to **Auto Toyz** for a new radio and emergency warning devices to be installed on a 2024 Dodge Ram 2500 pickup for the Fire Department for not to exceed \$6,500.00.
- w) Approve the purchase and payment to **Auto Toyz** for a used CX Series Topper to be installed on a 2024 Dodge Ram 2500 pickup for the Fire Department for not to exceed \$3,500.00.
- x) Approve the purchase and payment to **Kilburg Equipment, LLC** for one new Heavy Duty, 24 CY, Automated Refuse Truck for the Solid Waste Department for not to exceed \$346,680.40. (This is the Stated Bid.)
- y) Approve the purchase and payment to **Strivers Ford in Waukee, Iowa** for one new HPU Group 1.2 F250 Regular Cab pickup for the Water Department for not to exceed \$48,124.50. (This is the State Bid.)
- z) Accept bid and approve the purchase and payment to **Winter Wonderland, Cedar Rapids, Iowa** for one new 13-foot Snowplow Blade attachment for a skid loader for the Streets Department for not to exceed \$20,000.00.
- aa) Approve a 28E Agreement with the **Iowa Alcoholic Beverages Division** for Tobacco Enforcement.
- bb) Approve Bill List for November 26, 2024.

16. **City Administrator's report.**

17. **Mayor's report.**

18. **City Attorney's report.**

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

20. **Motion to adjourn.**

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

- 1. December Planning & Zoning Submittals ~ Dave Johnson
- 2. Review of draft CIP plan.
- 3. Review Quarterly Financial Report.
- 4. Parking & Transportation Department Report ~ Vicky Robrock
- 5. City Administrator's time.