

## AGENDA

6:30 PM

December 10, 2024

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, December 10, 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, December 10, 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. **URBAN RENEWAL PLAN AMENDMENT ~ PUBLIC HEARING**
  - a) Consultation Report.
  - b) Public hearing on the proposed Amendment No. 18 to the Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.
  - c) Consider **resolution** approving Amendment No. 18 to the Amended and Restated Coralville 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.

### 6. WELL 16 IMPROVEMENTS

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

**Note:** This project will construct a new Silurian drinking water well located south of Oakdale Boulevard and east of Timber Lane and it will construct a new raw water main from Well 16 west on Oakdale Boulevard and south on 12<sup>th</sup> Avenue to connect with existing servicing Wells 9 & 10. The public hearing will be January 14, 2025.

### 7. WELLS 9 AND 10 STANDBY GENERATOR IMPROVEMENTS

- a) Consider **resolution** approving an Engineering Services Agreement with Veenstra & Kimm, Inc. for Wells 9 and 10 Standby Generator Improvements.

**Note:** This agreement is for design, permitting and construction administration services for replacing the existing standby generator and automatic transfer switch located at the northwest corner of Holiday Road and 12<sup>th</sup> Avenue that provides emergency power for Wells 9 & 10 and to install a new variable frequency drive for Well 10. This agreement is not-to-exceed \$20,000.00.

## 8. THIRD AMENDMENT TO LEASE

- a) Consider **resolution** approving the Third Amendment to Lease Agreement with RTJ Restaurants, LLC (d/b/a “Marquee Pizzeria).

**Note:** This amendment extends the lease term from April 30, 2024 to April 30, 2027 and reduces the option period from five years to three years.

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

- a) Approve minutes for the November 26, 2024 Coralville City Council Regular Meeting.
- b) Approve Class C Retail Alcohol License for **Olive Garden Italian Restaurant #1559**: Eff. 01/04.
- c) Approve Class C Retail Alcohol License with Outdoor Service for **Iowa Athletic Club**: Eff. 01/07.
- d) Approve payment to **Kilburg Equipment, LLC** for 5-month use of rearloader (#4479): \$10,000.00.
- e) Approve payment to **Truck Country – Cedar Rapids** for service and repairs on Vehicle No. 6 (#R103173163-01): \$11,941.34.
- f) Approve payment to **Maxwell** for Wastewater 24” Forcemain Repair (#24-103): \$41,394.92.
- g) Approve payment to **Creative Software Services, Inc. (CSS)** for 8 Optiplex Small Form Factor 7020 XCTO for the Police Department (#TT\_6018): \$10,650.40.
- h) Approve payment to **Pipe Pro Inc.** for remainder of costs to fix leak at water slide drop pool at the Aquatic Center (#69113): \$48,455.26. (Already paid \$28,626.60 on this invoice.)
- i) Approve payment to **University of Iowa Health Care** for Fire Department Medical Testing (#Multiple): \$12,521.00.
- j) Approve payment of Iowa River Landing Invoice as approved by Dorland Real Estate Group, LLC to **Pappageorge Haymes Partners** for IRL Master Planning, LOD’s & CAD Service for September 2024 (#137515): \$920.00.
- k) Approve payment to **Linn County Rural Electric Cooperative Association** for installation of street light at intersection of Forevergreen Road and Jasper Avenue (#2024591): \$2,319.11.
- l) Approve payment to **Terracon Consultants, Inc.** for the Oakdale Boulevard Extension (#TN04491): \$686.50.
- m) Approve payment to **Shive-Hattery, Inc.** for 5<sup>th</sup> Street Improvements (#1219270-26): \$83,411.29.
- n) Approve payment to **Veenstra & Kimm, Inc.** for:
  - i) Well 17 Preliminary Engineering (#283294-4) \$474.00
  - ii) Well 16 Improvements – Design Services (#283290-6) \$5,940.00
  - iii) WLU Central Trunk Sewer – Upper Reach – Residential (#283274-6) \$1,201.68
  - iv) WLU Central Trunk Sewer – Upper Reach – General (#283273-8) \$3,467.01
- o) Approve Pay Application #9 to **Peterson Contractors, Inc.** for Clear Creek Stream Mitigation Bank Construction: \$365,023.59.
- p) Approve Change Order #4 to **Dave Schmitt Construction, Inc.** for the 5<sup>th</sup> Street Improvements – 12<sup>th</sup> Avenue to 20<sup>th</sup> Avenue for additional line items needed during Phase 2B: +\$58,052.57.
- q) Approve Pay Estimate #4 to **Maxwell Construction, Inc.** for the Kempf Lift Station Abandonment: \$26,410.00.
- r) Approve Pay Estimate #11 to **Maxwell Construction, inc.** for the West Land Area Central Trunk Sewer Phase 1: \$18,339.75.
- s) Approve Bill List for December 10, 2024.

## 10. City Administrator’s report.

11. **Mayor's report.**
12. **City Attorney's report.**
13. **Committee and Councilmember's report.**
14. **Motion to adjourn.**

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

1. Legislative Update ~ Tom Cope
2. Preliminary Discussion of Enterprise Budgets.
3. City Administrator's time.