

AGENDA

6:30 PM

December 17, 2024

A **Special Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, December 17, 2024 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, December 17, 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, December 17, 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. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
5. **LOT 1 AND OUTLOT "A", VERITAS FIRST ADDITION ~ PUBLIC HEARING**
 - a) Community Development Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on amending the Land Use Map for Lot 1 and Outlot "A", Veritas First Addition, Coralville, Johnson County, Iowa from Medium Density Residential to Low Density Residential Use.
 - d) **ORDINANCE NO. 2025-1001** An ordinance amending the Coralville Community Plan to reflect certain property generally known as Lot 1 and Outlot "A", Veritas First Addition, Johnson County, Iowa to be designated Low Density Residential Use in place of Medium Density Residential Use, for **1st consideration**.

Note: This amendment changes this 17.03 acres near the northwest corner of Jones Boulevard and Merchant Street Low Density Residential and will allow the development of 89 single-family detached and attached dwelling units at an average density of 5.23 dwelling units per acre.

6. DEVELOPMENT AGREEMENT

- a) Consider **resolution** approving the Development Agreement with Gather Iowa for a development on the Southwest Corner of Highway 6 and 1st Avenue.

Note: This Development Agreement details what Rael Development Group will construct for the Gather Iowa Project in exchange for the City to rebate them a portion of incremental property taxes received by the City for this development not to exceed \$16 million.

7. PARCEL DONATION

- a) Consider **resolution** accepting the donation of a parcel of property from the Altmaier Family for use as open space.

Note: This donation of .28 acres of land to the City of Coralville from the Altmaier Family is for an expansion of the single-track trails.

8. AMENDMENT TO JOHN DEER COMPACT TRACK LOADER/SKID STEER LEASE

- a) Consider **resolution** approving an Amendment to the Lease with Martin Equipment for a John Deere Compact Track Loader/Skid Steer with Mulching Head.

Note: This amendment changes the lease type from municipal lease to an operational lease which will change the price from \$2,055.24 per month for 4 years to \$2,162.24 per month for 48 months and will not obligate the City to buy the John Deere Compact Track Loader with mulching head at the end of the lease. The cost or balloon payment to purchase this equipment did not change and is still \$62,672.26.

9. 5TH AVENUE NORTH END IMPROVEMENTS

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the Contract for the 5th Avenue North End Improvements.
- c) Consider **resolution** approving the Contract and bond document 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.

10. WELL 16 IMPROVEMENTS

- a) Consider **resolution** ordering bids, setting a date for the receiving of said bids, and directing the posting of the bid letting all 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 12th Avenue to connect with existing servicing Wells 9 & 10. Bids will be due January 16, 2025 contingent on the Council approving the plans, specifications, form of contract and estimate of cost after the public hearing at the January 14, 2025 Coralville City Council Regular Meeting. Council. Action on the bids will occur at the January 28, 2025 Coralville City Council Regular Meeting.

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

- a) Approve minutes for the December 10, 2024 Coralville City Council Regular Meeting.
- b) Approve **Temporary Premise Update Application** for Class C Retail Alcohol License with Catering Privilege and Outdoor Service for **Coralville Hyatt Regency Hotel & Conference Center**. Eff. 01/25. (Remove coverage of exhibit hall area for BrrrFest.)
- c) Approve **new** 5-day Class C Retail Alcohol License for **BrrrFest**. Eff. 01/25. (Covers exhibit hall area of Coralville Hyatt Regency Hotel & Conference Center).
- d) Approve Class C Retail Alcohol License for **Red Ginger Sushi Bistro**. Eff. 01/12.
- e) Approve Class E Retail Alcohol License for **Hy-Vee Food Store**. Eff. 01/13. (Lantern Park)
- f) Approve Class C Retail Alcohol License for **Hokkaibo Ramen House**. Eff. 11/27.
- g) Ratify payment to **ESCO Automation** Fresh Water iFix Upgrade (#1001494): \$5,000.00.
- h) Approve payment of Iowa River Landing Invoice by Watts Group to **King's Materials, Inc.** for bulk brick paver purchase for use in Iowa River Landing for repairs:
 - i) Invoice #KMI8174087 \$6,256.05
 - ii) Invoice #KMI8174196 \$5,256.05
- i) Approve payment to **AmeriClean of Iowa, LLC** for the HVAC Cleaning Project at the Parks, Transit and Water Facility (#113822): \$13,799.62.

- j) Approve payment to **Smith Landscaping & Design Co.** for Trees for:
 - i) Fall 2024 Trees Grant #2 (#17259) \$10,000.00
 - ii) Fall 2024 Trees Grant #1 (#17258) \$10,000.00
 - iii) Clear Creek Stream Mitigation Bank Project (#17354) \$3,708.00
- k) Approve payment to **GMV Syncromatics** for Automatic Vehicle Location and Automatic Voice Annunciation System Annual Service Fees for 10 transit vehicles (#PS-INV002833): \$10,420.00.
- l) Approve payment to **Terracon Consultants, Inc.** for Oakdale Boulevard Extension soil compaction testing (#TM59621): \$1,029.00.
- m) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements – 12th Avenue through 20th Avenue (#2112301060-13): \$33,043.49.
- n) Approve Pay Application #1 to **Maxwell Construction** for North Ridge Park Storm Sewer Repair: \$29,800.00.
- o) Approve Pay Application #11 to **Dave Schmitt Construction Co., Inc.** for 5th Street Improvements – 12th Avenue through 20th Avenue: \$468,176.49.
- p) Accept quotations and approve Service Estimate RMB Ref #: ET-1259 with **RM Boggs Co., Inc.** for the Library Sewer Pumps and Piping Project: for not to exceed \$47,910.00. (This project will replace the library sewer pumps and piping and provide a standard of care to guarantee the long-term functions of the pumps.)
- q) Approve Bill List for December 17, 2024.

12. City Administrator’s report.

13. Mayor’s report.

14. City Attorney’s report.

15. Committee and Councilmember’s report.

16. Motion to adjourn.

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

- 1. January Planning & Zoning Submittals ~ Dave Johnson
- 2. 2026 Budget Discussion.
- 3. Community Development Department Report ~ Dave Johnson
- 4. City Administrator’s time.