

AGENDA

6:30 PM

January 28, 2025

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, January 28, 2024 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, January 28, 2025 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, January 28, 2025. 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 recognize Assistant Fire Chief Bill Horning, JCAS Supervisor Amanda Voss-Grumish, Paramedic Janelle Gieger, Paramedic Emily Margeson, Police Officer Duncan Grudzina and Police Officer Sam Scott for their lifesaving efforts on October 27, 2024 resulting in saving the life of a 16-year-old female who grabbed onto a powerline.**
5. **Mayor to proclaim February 1, 2025 as "World Hijab Day" and January 29, 2025 as the "Lunar New Year."**
6. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
7. **WELLS 9 & 10 STANDBY GENERATOR IMPROVEMENTS ~ PUBLIC HEARING**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract all for the Wells 9 & 10 Standby Generator Improvements.
 - b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract; ordering bids; setting a date for the receiving of bids; and directing posting of the bid letting; all for the Well 9 & 10 Standby Generator Improvements.

Note: This is for replacing the existing standby generator and automatic transfer switch located at the northeast corner of Holiday Road and 12th Avenue that provides emergency power for Wells 9 & 10 and to install a new variable frequency drive for Well 10. Bids will be due on February 18, 2025.

8. IOWA RIVER LANDING PROPERTIES ~ PUBLIC HEARING

- a) Public hearing on a proposal to dispose of an interest in real property, that property legally described as Lot 3, IRL Parkview, Plat 3.
- b) Consider **resolution** approving the disposal of Lot 3, IRL Parkview, Plat 3, Coralville, Iowa

Note: The city will enter into a proposed agreement whereby IRL Parkview will purchase the property from the City for \$13 per Sq. Ft. or a total of \$474,240.00 in exchange for constructing a multi-family residential project as approved in the PUD-B Site Plan for the property.

- c) Consider **resolution** approving an Option Agreement with TM Development, LLC.

Note: TM Development, LLC wants to enter into an Option Agreement with the City for Lot 4, Iowa River Landing Part Two located north of the West Parking Ramp in order to design a concept to be constructed on the property.

9. GATHER IOWA ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-A Site Plan for Gather Iowa.
- d) Consider **resolution** approving an amended PUD-A Site Plan for Gather Iowa, Coralville, Iowa.
- e) Consider **resolution** approving an amended Preliminary Plat for the Gather Iowa Development, Coralville, Iowa.

Note: This is for a 10-acre mixed-use development consisting of retail, restaurant and multifamily uses in the Southeast Commercial District near the southwest intersection of 1st Avenue and 2nd Street. There will be five lots with 730 total parking stalls.

10. AMENDING CHAPTER 165, THE CORALVILLE ZONING CODE

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) **ORDINANCE NO. 2025-1002** An ordinance amending the Code of Ordinances of the City of Coralville (2011), as previously amended, making changes to Chapter 165, The Coralville Zoning Code, for **1st consideration**.

Note: These amendment to the Coralville Zoning code are based on observed needs by the Community Development Director in consultation with various staff members to better facilitate and direct positive development and redevelopment in Coralville.

11. WELL 16 UTILITY POTHOLING

- a) Approve Pay Estimate #2 FINAL to **Dave Schmitt Construction, Inc.** for Well 16 Potholing: \$0.00.
- b) Consider **resolution** accepting the Well 16 Potholing as completed.

Note: This project hydro-excavated potholes in order to identify the location of existing underground utilities for the Well 16 raw water main route from Timber Land over to and along 12th Avenue from Oakdale Boulevard to near Liberty Lane. The \$3,813.10 retainage is due in 30 days.

12. YOUTH SPORTS PARK IMPROVEMENTS

- a) Consider **resolution** setting a date of consultation and a date for a public hearing on the proposed Amendment No. 12 to the amended and restated Urban Renewal Plan for the Coralville Urban Renewal Area.

Note: This amendment will add the Coralville Youth Sports Park Improvements project to the Urban Renewal Plan for the Coralville Urban Renewal Area. This engineer's estimate for this project is \$1,800,000.00. The consultation will be February 10, 2025 and the public hearing will be February 25, 2025.

13. FUTURE FOREVERGREEN ROAD AND JASPER AVENUE ROUNDABOUT - SETTLEMENT AND 28E AGREEMENTS

- a) Consider **resolution** approving a Settlement Agreement and various 28E Agreements with the City of Tiffin and City of North Liberty; and various miscellaneous Agreements regarding the future roundabout at Forevergreen Road and Jasper Avenue.

Note: These various agreements will settle a longstanding dispute between the cities of Coralville, North Liberty and Tiffin regarding the intersection of Forevergreen Road and Jasper Avenue on the west side of I-380. Some of the agreements are for the construction of a roundabout at that intersection by Tiffin and North Liberty and the future construction of Jasper Avenue NW south of the proposed roundabout and Anderson Drive which leads to Pinseekers by Coralville.

- b) Consider **resolution** of intent to dispose of an interest in real property generally located west of and adjacent to Jasper Avenue NW and Forevergreen Road.

Note: As part of the settlement agreement the City of Coralville agreed to convey the portion of property it acquired from the Ruth E. Rarick Trust back to the Trust in order to facilitate the construction of the Forevergreen Road and Jasper Avenue Roundabout, which requires a public hearing. The public hearing will be February 11, 2025.

14. FUGITIVE TASK FORCE OFFICER MEMORANDUM OF UNDERSTANDING

- a) Consider **resolution** approving a Memorandum of Understanding between the Coralville Police Department and the United States Marshals Service for a part-time Fugitive Task Force Officer.

Note: This Memorandum of Understanding outlines a cooperative effort to assist in apprehending violent offenders and fugitives. Under the program, a Coralville Police Department employee will serve in an as-available capacity, assisting US Marshals in their efforts to arrest suspects, including those with nationwide warrants in exchange for overtime reimbursement and access to Federal resources which will greatly enhance the department's ability to pursue and apprehend offenders.

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

- a) Approve minutes for the January 14, 2025 Coralville City Council Special Meeting.
- b) Approve Iowa Retail Permit Application of **Dukan** for Cigarette/Tobacco/Nicotine/Vapor: Eff. 01-29-2025 through June 30, 2025.
- c) Approve **new** 5-Day Special Class C Retail Alcohol License for **Shelter House Community Shelter and Transition Services, Inc.**: Eff. 03/06. (Annual Book Sale Fundraiser Event)
- d) Approve payment to **LL Pelling Co.** for:
 - i) 12th Avenue Railroad Crossing Improvements (#30603) \$11,312.93
 - ii) Deer Creek Road Patching (#30614) \$10,420.00
- e) Approve payment to **ABD Disposal Systems** for Single Stream Recycling Truck and Cardboard:
 - i) November 2024 (#1007421) \$7,299.60
 - ii) December 2024 (#1016665) \$9,329.60
- f) Approve payment to **MoboTrex, LLC** for Two M60ATC Full Blown, ECOM, NTCIP for traffic coordination for the Streets Department (#279382): \$12,462.00.
- g) Approve payment to **Terry-Durin Co.** for LED Street Lights bulbs and parts (#174264-00): \$13,210.00.
- h) Approve payment to **Iron X, LLC** for:
 - i) 13th St. Storm Water Intake Repair & Pavement Patching (#1022) \$23,250.94

- ii) to raise existing manholes & replace castings (#1020) \$12,342.00
- i) Approve payment to **GE Digital LLC** for Wastewater software services (#17001100072573): \$10,969.26.
- j) Approve payment to **The Northway Corporation** to repair pump and chemically treat Well 6 (#17351): \$40,375.00.
- k) Approve payment of Draw #44 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices (These funds will be reimbursed from the 2022H PIP Loan at West Bank.): \$11,436.00.
- l) Approve payment to **Shoemaker & Haaland** for Iowa River FEMA Levee Accreditation (#024096.00-4): \$580.50.
- m) Approve payment to **Stanley Consultants** for BRIC Application Utility Resilience Advanced Assistance (#0258540): \$1,472.00.
- n) Approve payment to **NutriJect System, Inc.** for biosolids removal and land application (#8127): \$47,814.05.
- o) Approve Pay Application #1 to **Hardscape Solutions of Iowa** for Clear Creek Stream Mitigation Bank clearing and grubbing, seeding, tree planting and erosion control for construction: \$92,973.79.
- p) Approve Pay Application #10 to **Peterson Contractors, Inc.** for Clear Creek Stream Mitigation Bank Construction: \$390,318.06.
- q) Approve Pay Estimate #1 to **Boomerang Corp.** for Oakdale Force Main Improvements: \$13,205.00.
- r) Approve Pay Estimate #12 to **Dave Schmitt Construction Co., Inc.** for 5th Street Improvements – 12th Avenue through 20th Avenue: \$130,889.60.
- s) Accept quotes and payment to **Rexco Equipment (Bobcat) of Cedar Rapids** for a new Bobcat TL519 model telehandler with 84” snow bucket and 84” snow blower for the Parking Department: for not to exceed \$72,134.10 includes trade-in of 2011 Bobcat V417 with the snow blower, sweeper and loader bucket attachments.
- t) Ratify License Agreement for January 30, 2025 through March 21, 2025 with **Shelter House Community Shelter and Transition Services, Inc.** for 860 Quarry Road, the former Johnson County Historical Society Museum.
- u) Approve updated PT Office Assistant – Rec Center Job Description.
- v) Approve updated Building Inspector I Job Description.
- w) Approve attendance of Jacob Giese to Less Lethal Instructor Training in Johnston, Iowa from October 28-30, 2025: \$1,223.00.
- x) Approve attendance of Nick Houg to iLandscape: the Illinois + Wisconsin Landscape Show in Schaumburg, Illinois from February 25-28, 2025: \$1,084.00.
- y) Approve attendance of Dan Isabel to iLandscape: the Illinois + Wisconsin Landscape Show in Schaumburg, Illinois from February 25-28, 2025: \$1,084.00.
- z) Approve Bill List for January 28, 2025.

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