

AGENDA

6:30 PM

February 11, 2025

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, February 11, 2024 at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, February 11, 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, February 11, 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 present the Volunteer Coach of the Year Award to Kurt Winnike for his contributions to Coralville Parks & Recreation Youth Sports Program.**
5. **Mayor to proclaim February 14, 2025 as "National Donor Day," February 2025 as "American Heart Month" and February 2025 as "Black History Month."**
6. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
7. **DISPOSAL OF PROPERTY ~ PUBLIC HEARING**
 - a) Public hearing on disposing of property generally located west of and adjacent to Jasper Avenue and Forevergreen Road.
 - b) Consider **resolution** approving the disposal of real property to the Ruth E. Rarick Trust.

Note: As part of the settlement agreement the City of Coralville agreed to convey the property generally located west of and adjacent to Jasper Avenue and Forevergreen Road 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.

8. LOT 1 AND OUTLOT "A", VERITAS FIRST ADDITION

- a) **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 **3rd and final 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.

9. AMENDING CHAPTER 165, THE CORALVILLE ZONING CODE

- a) **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 **2nd consideration**.

Note: These amendments 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.

10. WELL 16 IMPROVEMENTS

- a) Bid Report.
- b) Consider **resolution** accepting bids and awarding the Contract for the Well 16 Improvements.
- c) Consider **resolution** approving the Contract and bond document 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 for Wells 9 & 10.

11. WELL 16 IMPROVEMENTS – SRF LOAN AGREEMENT

- a) Consider **resolution** to fix a date for a public hearing on a proposal to enter into one or more Water Revenue Loan Agreements and to borrow money thereunder in an amount not to exceed \$3,500,000.00.

Note: The city will finance the Well 16 Improvements through a State Revolving Fund Loan. The public hearing will be February 25, 2025.

12. 1503 BROWN DEER ROAD STORM SEWER OUTFALL

- a) Approve Pay Estimate #2 FINAL to **Maxwell Construction, Inc.** for 1503 Brown Deer Road Storm Sewer Outfall: \$1,045.95.
- b) Consider **resolution** accepting the 1503 Brown Deer Road Storm Sewer Outfall as completed.

Note: This project corrected erosion issues near 1503 Brown Deer Road caused by storm water runoff. The \$4,381.55 retainage is due in 30 days.

13. ENGINEERING SERVICES AGREEMENT

- a) Consider **resolution** approving an Engineering Services Agreement with McClure Engineering for Heartland Drive and Commerce Drive Roundabout.

Note: This agreement will cover the design and certain construction-related services for the Heartland Drive and Commerce Drive Roundabout not to exceed \$193,400.00.

- b) Consider **resolution** approving an Engineering Services Agreement with HR Green, Inc. for an interior drainage model for the area served by Stormwater Pump Station No. 9.

Note: This interior drainage model will simulate stormwater runoff conveyance and ponding under different storm events to reflect the changes in the development characteristics of the area and to reflect improvements made. This agreement is not to exceed \$15,800.00.

14. 28E AGREEMENT FOR ALCOHOL ENFORCEMENT

- a) Consider **resolution** approving a 28E Agreement with the Iowa Department of Revenue for Alcohol Enforcement.

Note: The Iowa Department of Revenue will provide the Coralville Police Department with \$100.00 per compliance check at an alcohol or retail location for not to exceed 20 compliance checks or \$2,000.00.

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

- a) Approve minutes for the January 28, 2025 Coralville City Council Regular Meeting.
- b) Approve **new** Class C Retail Alcohol License with Outdoor Service for the **Vine Tavern & Eatery**: Eff. 2/14.
- c) Approve Class C Retail Alcohol License with Outdoor Service for **SpringHill Suites Coralville**: Eff. 2/16.
- d) Approve Class C Retail Alcohol License for **Longhorn Steakhouse #5483**: Eff. 3/1.
- e) Approve Class C Retail Alcohol License with Outdoor Service and Catering for **Jethro's BBQ Iowa City**: Eff. 03/01.
- f) Approve payment to **CHMWarnick, Inc.** for Hyatt Regency Coralville Asset Management Fees for February 2025 (#15870): \$15,000.00.
- g) Approve payment to **Kilburg Equipment LLC** for Solid Waste Department Fork Lift Repairs (#4590): \$12,082.31.
- h) Approve payment to **SNi Solutions** for Biomelt AG 64 (#142855): \$11,700.00.
- i) Approve payment to **Maxwell** for Forevergreen Heights Concrete Repairs – City Share (1/31/2025): \$10,000.00.
- j) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Wells 9 & 10 Standby Generator Improvements–Design (#283295-1) \$111.50
 - ii) Well 16 Improvements – Design (#283290-8) \$19,800.00
 - iii) WLU Central Trunk Sewer – Upper Reach Resident (#283274-8) \$602.98
 - iv) WLU Central Trunk Sewer – Upper Reach Resident (#283274-9) \$2,657.80
 - v) WLU Central Trunk Sewer – Upper Reach General (#283273-10) \$1,136.40
 - vi) WLU Central Trunk Sewer – Upper Reach General (#283273-11) \$609.00
- k) Approve payment to **Fountains 2 Go** for 3 replacement pond fountains at North Ridge Park and Brown Deer Golf Course (#1036): \$27,577.95.
- l) Approve Pay Estimate #4 to **Maxwell Construction, Inc.** for the West Land Use Central Trunk Sewer Phase 2: \$457,725.67.
- m) Approve attendance of Jarrod Pettis at National Police Week in Washington, D.C. from May 12 – 17, 2025: \$1,865.33. (Iowa COPS has invited members of the Coralville Police Department who worked with Sgt. Williams to attend National Police Week in Washington DC and will reimburse hotel and all flight expenses. The remaining per diem will come out of the training budget.)
- n) Approve attendance of Drew Montz at National Police Week in Washington, D.C. from May 12 – 17, 2025: \$1,865.33. (Iowa COPS has invited members of the Coralville Police Department who worked with Sgt. Williams to attend National Police Week in Washington DC and will reimburse hotel and all flight expenses. The remaining per diem will come out of the training budget.)
- o) Approve attendance of Brad Clark at National Police Week in Washington, D.C. from May 12 – 17, 2025: \$1,865.33. (Iowa COPS has invited members of the Coralville Police Department who worked with Sgt. Williams to attend National Police Week in Washington DC and will reimburse hotel and all flight expenses. The remaining per diem will come out of the training budget.)

- p) Approve attendance of Mike Mrstik at National Police Week in Washington, D.C. from May 12 – 17, 2025: \$1,865.33. (Iowa COPS has invited members of the Coralville Police Department who worked with Sgt. Williams to attend National Police Week in Washington DC and will reimburse hotel and all flight expenses. The remaining per diem will come out of the training budget.)
 - q) Approve Bill List for February 11, 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 to Executive Session** to discuss strategy with Council to discuss the purchase or sale of particular real estate only where premature disclosure would be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property pursuant to Section 21.5 (j) of the Code of Iowa.
 - 21. Council reconvenes.**
 - 22. Motion to adjourn.**

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

- 1. Finance Discussion ~ Tim Oswald
- 2. 2026 Budget Discussion.
- 3. City Administrator's time.