

AGENDA

6:30 PM

April 22, 2025

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, April 22, 2025, at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, April 22, 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, April 22, 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 proclaim April 25, 2025 as "Arbor Day" and May 2025 as "Mental Health Awareness Month."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **Community-Wide Survey Presentation ~ The Johnson County Livable Community for Successful Aging Policy Board**
7. **FISCAL YEAR 2026 BUDGET ~ PUBLIC HEARING**
 - a) Budget Presentation.
 - b) Public hearing on the Fiscal Year 2026 Budget.
 - c) Consider **resolution** approving the Fiscal Year 2026 Budget.

Note: The budget can be viewed on the City website www.coralville.org, in the latest *Connection*, on CoralVision and copies are available at the Coralville Public Library and City Hall.

8. **CONSOLIDATED TRANSIT FUNDING APPLICATION ~ PUBLIC HEARING**

- a) Public hearing on the City of Coralville FY 2026 Iowa Department of Transportation Consolidated Funding Application.
- b) Consider **resolution** authorizing the filing of an Application with the Iowa Department of Transportation for FY 2026 Iowa DOT State Transit Assistance and Federal Transit Administration Funding.

Note: This application is for 1.875% (approximately \$362,800.00) of formula funds from the State Transit Assistance Program; \$797,701.00 from state-wide federal operating assistance for transit; \$62,75.00 from federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons or persons with disabilities; and \$21,681,591.00 from state-wide federal capital assistance for transit.

9. AMENDMENT TO GAS & ELECTRIC FRANCHISE AGREEMENTS ~ PUBLIC HEARINGS

- a) Public hearing on an Amendment to the MidAmerican Energy Company Electric Franchise Agreement.
- b) Consider **ORDINANCE NO. 2025-1003** granting to MidAmerican Energy Company, its successors and assigns, the right and non-exclusive franchise to acquire, construct, erect, maintain and operate in the City of Coralville, Iowa an **electric system** and communications facilities and to furnish and sell electric energy to the City and its inhabitants and authorizing the City to collect franchise fees for a period of 20 years, for **1st consideration**.
- c) Public hearing on an Amendment to the MidAmerican Energy Company Natural Gas Franchise Agreement.
- d) Consider **ORDINANCE NO. 2025-1004** granting to MidAmerican Energy Company, its successors and assigns, the right and non-exclusive franchise to acquire, construct, erect, maintain and operate in the City of Coralville, Iowa, a **natural gas system** and to furnish and sell natural gas to the City and its inhabitants and authorizing the City to collect franchise fees for a period of 20 years, for **1st consideration**.
- e) Public hearing on an Amendment to the Linn County Rural Electric Cooperative Electric Franchise Agreement.
- f) Consider **ORDINANCE NO. 2025-1005** amending Section 111B.17 of the Code of Ordinances of the City of Coralville increasing the franchise fee for the sales of electricity by Linn County Rural Electric Cooperative to 2%, for **1st consideration**.

Note: A public hearing is required prior to amending franchise agreements and increasing the franchise fees on gas and electrical facilities sold by MidAmerican Energy Company and electrical facilities sold by Linn County REC from 1% to 2%.

10. CORALVILLE YOUTH SPORTS PROJECT PART III ~ PUBLIC HEARING

- a) Public hearing on the plans, specifications, estimate of cost and form of contract for the Coralville Youth Sports Project Part III.
- 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 Coralville Youth Sports Project Part III.

Note: This project includes the construction of two ballfields, one 350 feet deep and one 250 feet deep, dugouts, sidewalk connections, a trail extension to the north and south to the existing trail, and buildout of roughed in restrooms at the maintenance building. Bids are due on Thursday, May 15, 2025.

11. GREGORY RIDGE SUBDIVISION ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the proposed rezoning of Gregory Ridge Subdivision, from R-4 and R-2 to R-1 and the PUD-B Site Plan.
- d) Consider **ORDINANCE NO. 2025-1006** 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 Gregory Ridge Subdivision from R-4, Multi-Family Residential District and R-2, Two-Family Residential District to R-1, Single-Family Residential District, for **1st consideration**.

Note: This proposal is for a 4.02 Acre, two lot subdivision in a Single-Family Residential District. The concept plan shows a single-family detached home on each lot.

12. PRINCE OF PEACE LUTHERAN CHURCH SUBDIVISION

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Preliminary Plat of Prince of Peace Lutheran Church Subdivision, Coralville, Iowa.
- d) Consider **resolution** approving the Final Plat of Prince of Peace Lutheran Church, Coralville, Iowa.

Note: This proposal will divide the 4.49 Acre parcel owned by Prince of Peace Lutheran Church into two lots.

13. IOWA DEPARTMENT OF TRANSPORTATION AGREEMENT FOR TRAFFIC SAFETY IMPROVEMENT PROGRAM (TSIP) FUNDING

- a) Consider **resolution** approving an Iowa Department of Transportation Agreement for Traffic Safety Improvement Program (TSIP) Funding for the Heartland Drive and Commerce Drive Roundabout.

Note: This agreement is for \$500,000.00 in Traffic Safety Improvement Program Funding to be used to construct a single-lane roundabout at the Heartland Drive and Commerce Drive Intersection.

14. OPTION AMENDMENT TO LEASE

- a) Consider **resolution** approving an Option Amendment to Iowa River Landing Retail Lease with Cookies and Dreams A Series LLC – Coralville PS, for 901 E. 2nd Avenue, Suite 115.

Note: This Option Amendment extends the Lease Term for 5 years ending on April 30, 2031.

15. AMENDMENT TO CONSTRUCTION SERVICES AGREEMENT

- a) Consider **resolution** approving an Amendment to the Construction Services Agreement with Bolton & Menk for the Clear Creek Stream Mitigation Bank Project.

Note: This amendment is for the extra costs for additional construction observation and administration for the Clear Creek Stream Mitigation Bank Project that are not to exceed \$118,000.00.

16. DEVELOPMENT AGREEMENT

- a) Consider **resolution** setting a public hearing on the proposal to enter into a Development Agreement with Old Gold & Black, LLC, for the historic renovation of the former Iowa River Power Restaurant.

Note: This Development Agreement will rebate the added property tax revenue from the renovation of the former Iowa River Power Restaurant for a period of 10 years. The public hearing will be on May 13, 2025.

17. SRF WATER REVENUE LOAN AND DISBURSEMENT AGREEMENT

- a) Consider **resolution** authorizing and approving a Water Revenue Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$3,120,000.00 Water Revenue Bonds, Series 2025B.

Note: This is for financing the Well 16 Improvements through the State Revolving Fund.

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

- a) Approve minutes for the April 8, 2025, Coralville City Council Regular Meeting.
- b) Approve a **new** Outdoor Service Amendments to **Otis Tailgators Sports Bar & Grill's** Class C Retail Alcohol License: Eff. 04/26, 05/03, 05/10 & 05/17. (This is for outdoor Bags Tournaments on Saturdays.)
- c) Approve a **new** 5-Day Class C Retail Alcohol License with Outdoor Service for **R.V. Mixology**: Eff. 05/08. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- d) Approve **new** Special Class C Retail Alcohol License with Outdoor Service and Living Quarters for **Avid/Candlewood**: Eff. 04/15.
- e) Approve Class C Retail Alcohol License with Outdoor Service for **Tavern Blue**: Eff. 05/19.
- f) Approve payment to **Ferguson Waterworks #2516** for Neptune 360 software annual payment (#0516100): \$13,822.85.
- g) Approve payment to **TrueNorth Companies, LC** for 24/26 Digital Risk Consulting Fee (#177395): \$36,000.00.
- h) Approve payment to **Parking-Inc.** for 40% of the Intermodal Project 2024 (#40084): \$37,540.80.
- i) Approve payment to **MoboTrex, LLC** for:
 - i) Cameras and related Equipment (#280608) \$20,406.00
 - ii) 10 R/R-ITERIS-UPGRADE (#280723) \$15,675.43
- j) Approve payment to **Country Landscapes, Inc.** for the Coralville Veterans Memorial:
 - i) Paver Sandblasting and Replacement (#0156673-IN) \$297.00
 - ii) Fabrication & Final Installation Bill (#0156674-IN) \$4,507.50
 - iii) Patriot Circle New Pavers & Additional Sandblasting (#0159353-IN) \$10,387.24
- k) Approve payment to **Greater Iowa City, Inc.** for Investment for FY 2025 (#5739): \$86,000.00.
- l) Approve payment to **Terracon** for 5th Avenue North End Improvements (#TN66769): \$1,058.75.
- m) Approve payment to **McClure Engineering** for:
 - i) 5th Avenue North End Improvements (#158532) \$4,800.00
 - ii) Heartland Drive and Commerce Drive Roundabout (#158099) \$16,482.00
 - iii) Heartland Drive and Commerce Drive Roundabout (#158658) \$8,398.00
- n) Approve payment to **Maxwell Construction, Inc.** for 24" Effluent Force Main Emergency Repairs (04/14/2025): \$44,656.00.
- o) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Wells 9 & 10 Standby Generator Improvements (#283296-1) \$178.00
 - ii) Well 16 Improvements – Resident (#283292-1) \$8,332.50
 - iii) Well 16 Improvements – General (#283291-2) \$5,040.00
 - iv) Oakdale Blvd Force Main Improvements – Resident (#283283-2) \$5,000.70
 - v) Well 9 & 10 Standby Generator Improvements (#283295-3) \$813.94
 - vi) Oakdale Blvd Force Main Improvements – General (#283282-9) \$2,832.00
 - vii) Well 16 Improvements – Design Services (#283290-10) \$9,900.00
 - viii) WLU Central Trunk Sewer – Upper Reach Resident (#283274-11) \$5,916.10
 - ix) WLU Central Trunk Sewer – Upper Reach General (#283273-13) \$2,872.00
- p) Approve payment to **MMS Consultants, Inc.** Oakdale Blvd Extension Jones Blvd West – Wetlands/Final (#39984): \$5,700.00.
- q) Approve Change Order #7: +\$10,998.00; and Pay Estimate #13: \$91,043.13; to **Dave Schmitt Construction Co., Inc.** for 5th Street Improvements – 12th Avenue to 20th Avenue.
- r) Approve Pay Estimate #12 to **Maxwell Construction, Inc.** for the WLU Central Trunk Sewer Phase 1: \$11,238.50.
- s) Approve Pay Estimate #2 to **Boomerang Corp.** for the Oakdale Boulevard Force Main: \$511,513.94.

- t) Approve the Proposal for Services from **Shive-Hattery, Inc.** for 2025 Construction Season Construction Materials Testing.
- u) Approve a six-month extension of Transit Employee Incentives to eligible employees and applicants that was approved on April 23, 2024, and extended on October 8, 2024. These will encourage the recruitment and retainage of transit drivers. (See Memo for details.)
- v) Approve attendance of Josh Van Brocklin to Red Dot Pistol Instructor in Bloomington, Illinois from May 5-7, 2025: \$1,125.06.
- w) Approve attendance of Tomas Acas to the 36th Annual AACE Conference in St. Louis, Missouri from 10/27-30, 2025: \$1,445.00.
- x) Approve attendance of Dawn Baker to the 36th Annual AACE Conference in St. Louis, Missouri from 10/27-30, 2025: \$1,445.00.
- y) Approve Bill List for April 22, 2025.

19. City Administrator's report.

20. Mayor's report.

21. City Attorney's report.

22. Committee and Councilmember's report.

23. Motion to adjourn.

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

- 1. Planning & Zoning Commission May Submittals ~ Dave Johnson
- 2. Library Department Report ~ Alison Ames Galstad
- 3. Review Financial Model of the New Property Tax Bill.
- 4. City Administrator's time.