

AGENDA

6:30 PM

May 13, 2025

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, May 13, 2025, at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, May 13, 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, May 13, 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 May 2025 as "Older Americans Month" and "Asian American & Pacific Islander Heritage Month."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **DEVELOPMENT AGREEMENT ~ PUBLIC HEARING**
 - 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.
 - b) Consider **resolution** approving the 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.

7. OPINION OF COUNCIL

- a) Consider **resolution** authorizing the filing of an Application with the Federal Transit Authority, an operating administration of the United States Department of Transportation, for Federal Transportation Assistance authorized by 49 U.S.C. Chapter 53; Title 23 United States Code or other Federal Statutes administered by the Federal Transit Administration.

Note: This is required for the MPOJC to submit an application in TrAMS (Transit Award Management System) and to draw allocated federal FTA 5307 funds on behalf of Coralville Transit.

8. AMENDMENT TO GAS & ELECTRIC FRANCHISE AGREEMENTS

- a) 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 **2nd consideration**.

- b) 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 **2nd consideration**.
- c) 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 **2nd consideration**.

Note: These ordinances are amending franchise agreements and increasing the franchise fees on gas and electrical facilities sold by MidAmerican Energy Company and Linn County REC from 1% to 2%.

9. GREGORY RIDGE SUBDIVISION

- a) Consider **ORDINANCE NO. 2025-1003** 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 **2nd consideration**.

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

10. FISCAL YEAR 2025 BUDGET AMENDMENT

- a) Consider **resolution** setting a public hearing on the Fiscal Year 2025 Budget Amendment.

Note: This is to amend the Fiscal Year 2025 Budget for revenues and expenditures. The public hearing will be May 27, 2025 and the Budget Amendment needs to be filed with the State by May 31, 2025.

11. GENERAL OBLIGATION LOAN AGREEMENTS (CIP PROJECTS)

- a) Report on proposals.
- b) Consider **resolution** authorizing and approving a bank proposal and awarding sale of General Obligation Bonds.

Note: This is to finance costs of extending, widening, improving, constructing, and repairing streets, water, sewer, flood protection/remediation projects, and other infrastructure improvements. These loan agreements are not to exceed \$1,700,000.00.

12. IOWA DEPARTMENT OF TRANSPORTATION AGREEMENT FOR CONGRESSIONALLY DIRECTED FUNDING

- a) Consider **resolution** approving a Federal-Aid Agreement with the Iowa Department of Transportation for Congressionally Directed Funding for Forevergreen Road Extension Phase 1.

Note: This Federal-Aid Agreement is for \$2,500,000.00 in Community Project Funding received through the Consolidated Appropriations Act of 2023.

13. OVERNIGHT PARKING RATES

- a) Consider **resolution** approving an adjustment in the Overnight Parking Fees for the Hyatt Regency Coralville North Parking Ramp and South Surface Lot.

Note: This changes the overnight parking rate for the Hyatt Regency Coralville North Parking Ramp and South Surface Lot from \$8.00 to \$10.00 per night.

14. INTERMODAL PARK AND RIDE PERMIT FEES

- a) Consider **resolution** setting a public hearing date on the Proposal to increase the Park and Ride Fee for the Coralville Transit Intermodal Facility.

Note: This will change the Intermodal Park and Ride fee from \$50.00 to \$55.00 per month. These fees cover an access controlled covered parking space in the Intermodal and an unlimited bus ride pass. The public hearing will be on June 10, 2025.

15. UNION CONTRACT

- a) Consider **resolution** approving an Agreement with AFSCME Local 183, Council 61, representing Public Works, Parks and Recreation employees effective July 1, 2025 through June 30, 2028.

Note: This agreement is for three years which will run through June 30, 2028. This will put all three union contracts on the same expiration schedule.

16. HVAC DDC CONTROL UPDATE PHASE 1

- a) Consider **resolution** approving proposals from Basepoint Building Automations for Phase 1 of the Multiyear, Multiphase HVAC DDC Control Update.

Note: This is for Phase 1 of the HVAC DDC Control Update with Basepoint which includes work to master controllers and other sub-controllers at the Library, City Hall, Recreation Center and Fire Station #2. The total cost is not to exceed \$166,950.00.

17. ADDENDUM TO GOLF CART LEASE

- a) Consider **resolution** approving an Addendum to the Golf Cart Lease with Harris Golf Carts.

Note: This will add one 2025 Yamaha UMAX 2 beverage cart to the lease with Harris Golf Carts for \$2,144.00 per year for 5 years with a purchase option of \$2,500.00 at the end of the lease.

18. DEER CREEK ROAD/HIGHWAY 6 INTERSECTION PROJECT

- a) Consider **resolution** in support of an Application to Congresswoman Mariannette Miller-Meeks for federal funds for the Deer Creek Road/Highway 6 Intersection Project.

Note: These federal funds are for paving Deer Creek Road to the Clear Creek Bridge, providing turn lanes on U.S. Highway 6 and installing traffic signals at the intersection. The project is estimated to cost \$4,500,000.00.

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

- a) Approve minutes for the April 22, 2025, Coralville City Council Regular Meeting.
- b) Ratify **new** Glass and Metal Device Retailer Permit for **Almost Paradise Vapor & Tobacco**: 01/02/2025 – 06/30/2025.
- c) Ratify **new** Glass and Metal Device Retailer Permit for **Puff Paradise**: 01/03/2025 – 06/30/2025.
- d) Approve Retail Permits for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/01/2025-06/30/2026. (See Memo)
- e) Approve Special Class C Retail Alcohol License (Beer/Wine) for **Holiday Inn Express**: Eff. 06/01.
- f) Approve Special Class C Retail Alcohol License (Beer/Wine) for **Brush & Barrel**: Eff. 6/01.
- g) Approve Class C Retail Alcohol License with Outdoor Service and Catering for **Barrett's Quality Eats**: Eff. 06/09.
- h) Ratify payment to **Travelers** for Cyber Security Insurance Annual Premium (#336112223): \$47,105.00.
- i) Approve payment to **CMH Warnick, Inc.** for May 2025 Hyatt Regency Coralville Asset Management Fees (#16097): \$15,972.75.
- j) Approve payment to **Confluence** for Coralville Youth Sports Park – Field Expansion (#31759): \$62,106.00.
- k) Approve payment to **Line-X Truck World** Showcase Trailer improvements (#3363-I): \$12,152.50.
- l) Approve payment to **Bolton & Menk** for Clear Creek Stream Mitigation Bank Construction for:
 - i) Impact7G Invoice #34844 (#0346762) \$7,836.59
 - ii) Impact7G Invoice #35041 (#0344184) \$11,413.01
 - iii) Construction Survey (#0348729) \$16,303.01
- m) Approve payment to **Communico LLC** for Communico (SMX) annual subscription fee for the Library (#COM12279): \$10,000.00.
- n) Approve payment to the **Iowa Department of Transportation** for road striping supplies (#CI-0026432): \$17,366.62.
- o) Approve payment to **Mount Vernon Construction Inc.** for Indoor Pool Caulking (#13427): \$15,340.50.
- p) Approve payment to **HR Green, Inc.** for:
 - i) Pump Station 9 Modeling (#186687) \$5,608.00
 - ii) Interior Drainage Modeling Pump Stations 5,8 & 10 (#186949) \$6,525.50
- q) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Well 16 Improvements – Resident (#283292-2) \$18,803.60
 - ii) Well 16 Improvements – General (#283291-3) \$3,150.00
 - iii) Oakdale Blvd Force Main Improvements – Resident (#283283-3) \$7,216.40
 - iv) Oakdale Blvd Force Main Improvements – General (#283282-10) \$1,363.00
 - v) Well 16 Improvements – Design Services (#283290-11) \$5,940.00
 - vi) WLU Central Trunk Sewer – Upper Reach Resident (#283274-12) \$9,603.30
 - vii) WLU Central Trunk Sewer – Upper Reach General (#283273-14) \$1,185.00
- r) Approve payment to **Action Sewer & Septic Service, Inc.** to televise main line and locator to trace out line for the 5th Avenue North End (#127401): \$342.00.
- s) Approve Pay Estimate #2 to **Hardscape Solutions of Iowa** for Clear Creek Stream Mitigation Bank clearing and grubbing, seeding, tree planting and erosion control for construction: \$165,287.24.
- t) Approve Pay Estimate #2 to **J & L Construction, LLC** for 5th Avenue North End: \$44,830.98.
- u) Approve Pay Estimate #9 to **Metro Pavers, Inc.** for Oakdale Boulevard Extension 2023: \$180,905.65.
- v) Approve Pay Estimate #2 to **WRH, Inc.** for Well 16 Improvements: \$148,437.50.

- w) Approve return of Sidewalk Escrow to **Susan Martens**, formerly of 2161 Chad Drive: \$1,000.00.
- x) Approve Pay Estimate #3 to **Boomerang Corp.** for Oakdale Force Main: \$191,485.57.
- y) Approve Pay Estimate #7 to **Maxwell Construction, Inc.** for WLU Central Trunk ewer Phase 2: \$241,932.70.
- z) Approve Change Order for the 275 Banquet Chair Replacements from **Paragon Interiors** for the upstairs banquet space at the Brown Deer Clubhouse approved for purchase by motion on 3/11/2025: for not to exceed +\$3,930.00. (This is for a \$3,080.00 Tariff Fee and \$850.00 Letter of Credit Fee.)
- aa) Accept quotations and approve quote from **Electric Pump** for one duplex control panel rated for 4 hp, 230 volts, 3-phase, 60 hertz, and NEMA 4X 304 stainless steel enclosure with all necessary components for two pump operation for the Brown Deer #3 Lift Station Control Panel Replacement: for not to exceed \$12,305.00.
- bb) Accept bids and approve contract from **All American , Inc.** for the Poplar Street Patching and Subdrain 2025: not to exceed a Base Bid of \$69,003.75 and Alternate Bid of \$1,880.00 for a Total Bid of \$70,883.75.
- cc) Approve new or updated job descriptions for the following Part-Time positions in the Parks & Recreation Department: Golf Maintenance Operations Leader; Operations Leader – Aquatics; Operations Leader – Athletic Fields; Operations Leader – Streetscapes; Operations Leader – Trails; Theater Production Associate – Scene Shop; Theater Production Associate; Concessions – Adult Sports Parks; Clerical Assistant; Fitness Instructor; North Ridge Pavilion Attendant; Recreation Associate; Recreation Program Assistant; Recreation Program Instructor; Special Program Assistant; Sports Official; Youth Sports Park Concessions; Assistant Concession Manager; Concessions Manager; Lesson Coordinator; Lifeguard; Pool Cashier/Concession Staff; Pool Manager; Water Safety Instructor; Rental Supervisor; Site Manager; Summer Programs Bus Driver; Youth Counselor; and Parks Maintenance Team Member – General.
- dd) Approve Bill List for May 13, 2025.

20. City Administrator's report.

21. Mayor's report.

22. City Attorney's report.

23. Committee and Councilmember's report.

24. Motion to adjourn.

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

1. City Administrator's time.