

AGENDA

6:30 PM

May 27, 2025

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, May 27, 2025, at 6:30 PM in the Council Chambers at City Hall, 1512 7th Street. This meeting will be live streamed Tuesday, May 27, 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 27, 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 June 6, 2025 as "National Gun Awareness Day."**
5. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
6. **FISCAL YEAR 2025 BUDGET AMENDMENT ~ PUBLIC HEARING**
 - a) Public hearing on the Fiscal Year 2025 Budget Amendment.
 - b) Consider **resolution** approving the Fiscal Year 2025 Budget Amendment.

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

7. MOBILITY COORDINATOR 28E AGREEMENT

- a) Consider **resolution** approving a 28E Agreement with Johnson County regarding a Mobility Coordinator position.

Note: This agreement is for the City of Coralville's share of the full-time Johnson County Mobility Coordinator Position for one year and is not to exceed \$18,890.00.

8. 5TH STREET VILLAS ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on a proposal to change the Land Use for 5th Street Villas from Public/Semi-Public Use and Low-Density Residential Use to Medium-Density Use.
- d) **ORDINANCE NO. 2025-1007** An ordinance amending the Coralville Community Plan to reflect certain property generally known as 5th Street Villas, Johnson County, Iowa to be designated Medium Density Residential Use in place of Public/Semi-Public Use and Low-Density Residential Use, for **1st consideration**.

Note: This change in land use will allow this 5th Street parcel with a former childcare center and single-family home to be redeveloped into 20 townhome units.

9. RIDGEVIEW – PART THREE

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Final Plat for Ridgeview – Part Three, Coralville, Iowa.

Note: This Final Plat includes Lots 28 and 29, Ridgeview Part 3.

10. LOT 28, RIDGEVIEW – PART THREE ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Lot 28, Ridgeview – Part Three.
- d) Consider **resolution** approving the PUD-B Site Plan for Lot 28, Ridgeview – Part Three, Coralville, Iowa.

Note: This is for a 36-unit multi-family residential building on 1.37 acres south of Spring Rose Circle.

11. LOT 29, RIDGEVIEW – PART THREE ~ PUBLIC HEARING

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Public hearing on the PUD-B Site Plan for Lot 29, Ridgeview – Part Three.
- d) Consider **resolution** approving the PUD-B Site Plan for Lot 29, Ridgeview – Part Three, Coralville, Iowa.

Note: This is for a 36-unit multi-family residential building on 1.59 acres south of Spring Rose Circle.

12. SJS GOLVIEW ESTATES

- a) Community Development Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Preliminary Plat for SJS Golview Estates, Coralville, Iowa.

Note: This is a 44.40-acre, four-lot residential development off 1st Avenue near East Grantview Drive.

13. GREGORY RIDGE SUBDIVISION

- a) 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 **3rd and final consideration**.
- b) Consider **resolution** approving the Preliminary Plat for Gregory Ridge, Coralville, Iowa.
- c) Consider **resolution** approving the Final Plat for Gregory Ridge, Coralville, Iowa

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.

14. GENERAL OBLIGATION LOAN AGREEMENTS (CIP PROJECTS)

- a) Consider **resolution** authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of General Obligation Bonds, Series 2025A, and providing for the levy of taxes to pay the same.

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.

15. 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 **3rd and final 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 **3rd and final 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 **3rd and final 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 Linn County REC from 1% to 2%.

16. WEST LAND USE CENTRAL TRUNK SEWER PHASE 1

- a) **Motion** approving Pay Estimate #13 to **Maxwell Construction, Inc.** for the West Land Use Central Trunk Sewer Phase 1: \$6,407.43.
- b) Consider **resolution** accepting the West Land Use Central Trunk Sewer Phase 1 as completed.

Note: This is for the completion of a trunk sewer from the Clear Creek Amana Community School District new elementary school site to the northwest corner of Highway 6 and Lucas Avenue. The retainage due in 30 days is \$146,225.51. (A final pay estimate for the retainage will be on the June 10th Agenda because of State Revolving Fund (SRF) requirements.)

17. CORALVILLE YOUTH SPORTS PARK PROJECT – PHASE III

- a) Bid Report.
- b) Consider **resolution** rejecting bids for the Coralville Youth Sports Park Project – Phase III.

Note: All bids came in higher than the engineer's estimate of \$1,584,000.00 so discussions between staff, contractors and the consultant it is recommended to reject the bids and work with the consultant to make value engineering decisions and determine if splitting the project into a grading and civil improvements project and ballfield construction project will result in lower bids in late summer or fall.

18. CLEAR CREEK STREAM MITIGATION BANK FILL DIRT AGREEMENT

- a) Consider **resolution** approving an Agreement for the sale of fill dirt with the City of Tiffin.

Note: This agreement sells excessive fill dirt removed from the Clear Creek Stream Mitigation Bank Construction area that is currently being stored on leased land to the City of Tiffin.

19. AMENDMENT NO. 2 TO UTILITY RESILIENCE BRIC SUBAWARD AGREEMENT

- a) Consider **resolution** approving Amendment No. 2 to the Subaward Agreement No. HMGP-GR-4483-0015 with the Iowa Department of Homeland Security and Emergency Management for the Utility Resilience Project.

Note: This amendment will allow the Iowa Department of Homeland Security and Emergency Management to continue providing advanced assistance with the exploration and development of the Utility Resilience Project until July 11, 2026 and changes the scope of work to allow for borings on the CRANDIC railroad for no additional cost.

20. WORKFORCE TAX CREDIT

- a) Consider **resolution** of support of the Application of IRL Parkview Investments, L.L.C. for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This grant is for IRL Parkview IV in the Iowa River Landing District east of Von Maur with the City pledging in-kind support of \$1,000.00 per residential unit for up to 47 units.

- b) Consider **resolution** of support of the Application of RDC-FDC Iowa Investments, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This grant is for Gather Iowa, a development south of 2nd Street (Highway 6) and West of 1st Avenue with the City pledging in-kind support of \$1,000.00 per residential unit for up to 185 units.

21. CORALVILLE DRUG FREE WORKPLACE AND DRUG AND ALCOHOL POLICY UPDATES

- a) Consider **resolution** approving the revised Chapter XXVIII – DRUG FREE WORKPLACE in the City of Coralville Personnel Manual and the City of Coralville's Drug & Alcohol Policy.

Note: This resolution will update the city's Drug Free Workplace Policy that will add verbiage that states if an employee is convicted of a criminal drug statute violation, they must notify the employee's direct supervisor or the HR/Risk Manager in writing. The resolution also updates the city's Drug and Alcohol Policy that will add the verbiage "in writing" to Sections 1. Purpose of Policy and 9. Prescription Drug Use.

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

- a) Approve minutes for the May 13, 2025, Coralville City Council Regular Meeting.
- b) Approve Retail Permits for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/01/2025-06/30/2026. (See Memo)
- c) Approve Taxicab Company License for **Big Ten Taxicab**: 06/01/2025 through 05/31/2026.
- d) Approve a **new** 5-Day Class C Retail Alcohol License with Outdoor Service for **R.V. Mixology**: Eff. 06/12. (For Bike Nights at McGrath Hawkeye Harley Davidson)

- e) Approve **new** Special Class C Retail Alcohol License for **Diversions Games & Cafe**: Eff. 03/01.
- f) Approve **new** Class C Retail Alcohol License with Outdoor Service for **Tavern Blue**: Eff. 05/28.
- g) Approve Class E Retail Alcohol License for **Walgreens #5977**: Eff. 06/11.
- h) Approve Class E Retail Alcohol License for **Walgreens #10985**: Eff. 06/11.
- i) Approve Class C Retail Alcohol License for **Staybridge Suites**: Eff. 6/15.
- j) Ratify payment to **Nutri-Ject Systems, Inc.** for hauling and land application of biosolids: \$13,636.50.
- k) Ratify payment to **Smith Landscape & Design Co.** for trees for the Branching Out Tree Program: \$10,225.00.
- l) Approve payment to **Smith Landscape & Design Co.** for trees for the:
 - i) Community Forestry Grant Project (#17325) \$10,000.00
 - ii) Community Forestry Grant Project (#17373) \$10,000.00
 - iii) Community Forestry Grant Project (#17374) \$10,000.00
- m) Approve payment to **Mobile Health Services, LLC** for Fire Department physicals, CBC, Chest X-Rays and medical process fee (#47458): \$10,575.00.
- n) Approve payment to **Neumiller Electric, Inc.** for installation of CAT6A Powerwise cable and customer supplied detection systems for the traffic signals at Coral Ridge Avenue & Mall Entrance and Coral Ridge Avenue and Heartland Drive (#32947): \$11,700.00.
- o) Approve payment to **Streb Construction Company, Inc.** for Rosebud Court Patching (#201903294): \$35,654.10.
- p) Approve payment to **Plaza on 5th Condominium Association** for 2024 Special Assessment for YTD 2024 Shortage due to 15% increase in Utilities, 27% increase in Insurance and 15% increase in most expenses for:
 - i) 1303 5th Street, Unit 201 on the second floor (#2807) \$5,417.81
 - ii) 1301 5th Street CCPA and Coral Vision (#2808) \$12,715.62
- q) Approve payment to **Dinges Fire Company** for firefighter gear (#70759): \$18,930.00.
- r) Approve payment to **MoboTrex Mobility & Traffic Experts** for 1 SIE-8133-0004-099 M60ATC Full Blown, ECOM, NTCIP for Streets Department (#282004): \$18,693.00.
- s) Approve payment to **Innovative** for Annual Polaris Licenses and Maintenance Fees for the Coralville Public Library (#INV-INC39192): \$21,976.57.
- t) Approve payment to **Stanley Consultants, Inc.** for BRIC Application Utility Resilience Advanced Assistance (#0260846): \$585.50.
- u) Approve payment to **Midwest Underground Contractors** to relocate City fiber communication handhole for the 5th Street Improvements – 12th Avenue through 20th Avenue (#M25193-001): \$3,365.00.
- v) Approve payment to **Action Sewer & Septic** for televising and removal of debris at previously unknown Sanitary Service Cleanout at the 1700 block on 5th Street (#127936): 725.00.
- w) Approve Change Order #1 to **WRH, Inc.** for Well 16 Improvements: +\$15,179.30.
- x) Approve Pay Estimate #14 to **Dave Schmitt Construction Co. Inc.** for 5th Street Improvements 12th Avenue through 20th Avenue: \$630,410.83.
- y) Approve Bill List for May 27, 2025.

23. City Administrator's report.

24. Mayor's report.

25. City Attorney's report.

26. Committee and Councilmember's report.

27. Motion to adjourn to Executive Session to discuss strategy with council in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely

to prejudice or disadvantage the position of the governmental body in that litigation pursuant to Section 21.5 (c) of the Code of Iowa.

28. Motion to adjourn.

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

1. Planning & Zoning Commission June Submittals ~ Dave Johnson
2. Discussion on LOST.
3. Discuss ordinance changes needed to conform with recently passed legislation by the State. (This includes new laws for fireworks, police review boards and accessory dwelling units.)
4. Human Resource/Risk Management Department Report ~ Lynn Knight
5. City Administrator's time.