

AGENDA

6:30 PM

September 10, 2019

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held at City Hall, 1512 7th Street on Tuesday, September 10, 2019 at 6:30 PM Recorded webcasts of Coralville City Council Meetings are available online at www.coralville.org/coralvision.

1. **Call to order.**
2. **Roll call.**
3. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
4. **Mayor to proclaim September 17-23, 2019 as “Constitution Week.”**
5. **Mayor to proclaim renaming Coralville to “Playville” for “PLAYvolution: from September 10-29, 2019.**
6. **IOWA RIVER LANDING IMPROVEMENTS PROJECTS 2019 ~ PUBLIC HEARINGS**
 - a) Public hearing on the plans, specifications, estimate of cost and form of contract for the Iowa River Landing Improvements Project 2019 – East 9th Street.
 - b) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract for the Iowa River Landing Improvements Project 2019 – East 9th Street.
 - c) Public hearing on the plans, specifications, estimate of cost and form of contract for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue.
 - d) Consider **resolution** approving the plans, specifications, estimate of cost and form of contract for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue.
 - e) Bid Report.
 - f) Consider **resolution** accepting bids and awarding Construction Contract for the Iowa River Landing Improvements Project 2019 – East 9th Street.
 - g) Consider **resolution** approving the contract and bond documents for the Iowa River Landing Improvements Project 2019 – East 9th Street.
 - h) Bid Report.
 - i) Consider **resolution** accepting bids and awarding Construction Contract for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue.
 - j) Consider **resolution** approving the contract and bond documents for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue.

Note: The Iowa River Landing Improvements Project 2019 – East 9th Street will construct improvements to E. 9th Street between 1st Avenue and the Quarry Road Roundabout. The Iowa River Landing Improvements Project 2020 – East 2nd Avenue will construct surface improvements on E. 2nd Avenue between E. 7th Street and E. 9th Street.

7. **AMENDMENT TO MALL AND HIGHWAY 6 URBAN RENEWAL PLAN ~ PUBLIC HEARING**
 - a) Consultation Report.
 - b) Public hearing an Amendment No. 12 to the Coralville Amended and Restated Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.
 - c) Consider **resolution** approving Amendment No. 12 to the Coralville Amended and Restated Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.

Note: This amendment will add 75% rebates on incremental taxes paid for Lots 1 and 2 in IRL Parkview which are north of the Marriott Parking Ramp and will be residential projects.

- d) Consider **resolution** approving a Development Agreement with Parkview Investments, LLC.

Note: This development agreement calls for construction of two residential buildings on Lots 1 and 2 in IRL Parkview which are north of the Marriott Parking Ramp and details terms for the 75% rebates on incremental taxes paid as well as other development guidelines.

8. ANNEXATION ~ PUBLIC HEARING

- a) Public hearing on Annexation of City-owned property
- b) Consider **resolution** accepting and approving the voluntary annexation of real property into the City of Coralville, Iowa.

Note: This annexation is for 22 acres near Brown Deer Golf Club and 1st Avenue.

9. IOWA RIVER LANDING – EAST 2ND AVENUE UTILITY IMPROVEMENTS PROJECT 2019

- a) Consider **motion** approving Pay Estimate #3 Final to **Dave Schmitt Construction Co., Inc.** for the Iowa River Landing – East 2nd Avenue Utility Improvements Project 2019: \$2,774.00.
- b) Consider **resolution** accepting the Iowa River Landing – East 2nd Avenue Utility Improvements Project 2019 as complete.

Note: This project constructed underground utilities including water main, storm sewer and sanitary sewer along E. 2nd Avenue between E. 7th Street and E. 9th Street. The retainage of \$19,059.29 is to be paid in 30 days.

10. SPEED ZONES AMENDMENT

- a) Consider **ORDINANCE NO. 2019-1011** an Ordinance amending Chapter 63 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding Special Speed Zones for **3rd and final consideration**.

Note: This will reduce the speed limit to 25 mph between Highway 6 and 340th Street and to 35 mph between 340th Street to the corporate limits on Deer Creek Road.

11. PROPERTY SALE

- a) Consider **resolution** of intent to dispose of an interest in real property, that property being Lots 20, 21 and 54, Summit Hills Addition, Coralville, Iowa.

Note: This is for the proposed sale of City property to Blue Sky Developers, Inc. for the development of three single family homes with two car garages. The cost of each lot will be \$10,000.00. The public hearing will be September 24, 2019 at 6:30 PM

12. DEMOLITIONS

- a) Report on proposals.
- b) Consider **resolution** approving a Demolition Services Agreement for the demolition of 832 Quarry Road.

Note: This is for the demolition of the AAA Mechanical Building at 832 Quarry Road in the Iowa River Landing.

- c) Consider **resolution** approving an Engineering Services Agreement with Bolton and Menk for the demolition of Hawkeye Ready Mix Phase 2.

Note: This agreement is for an assessment and recommendation on the demolition of the south end of the Hawkeye Ready Mix lot and is not to exceed \$5,700.00.

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

- a) Approve minutes for the August 27, 2019 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Texas Roadhouse**: Eff. 09/28.
- c) Approve Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **ReUnion Brewery (Mondo's)**: 10/01.
- d) Approve Class E Liquor License with Carryout Beer and Wine and Sunday Sales for **Wal-Mart Supercenter #2827**: Eff. 10/01.
- e) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Old Chicago**: Eff. 10/01.
- f) Approve Special Class C Liquor License for **Chez Grace**: Eff. 10/02.
- g) Approve Class C Liquor License with Sunday Sales for **Haveli Indian Cuisine**: Eff. 10/05.
- h) Approve Class E Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales for **The Depot Coralville**: Eff. 10/08.
- i) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Marquee Pizzeria**: Eff. 10/09.
- j) Approve payment to **CRANDIC** for the 1st Avenue Railroad Crossing (#18094): \$881,652.95.
- k) Approve payment to **Slabach Construction Co., Inc.** to move and set handhole for Coral Ridge Avenue Improvements Phase 2 (#24681): \$1,036.00.
- l) Approve payment to **Stevens Erosion Control, Inc.** for remove filter socks near Drury Parking Ramp (#7596): \$350.00.
- m) Approve payment to **Tyler Technologies, Inc.** for Annual New World Standard Maintenance Fee (#045-266278): \$36,371.10.
- n) Approve payment to **Northway Well and Pump Co.** for rehabilitation of Water Well #8 (#15587): \$18,265.00.
- o) Approve payment to **HR Green, Inc.** for:

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| i) Biscuit Creek Watershed Study (#128265) | \$28,720.18 |
| ii) 1 st Street Contamination – Peterson's Salvage (#128212) | \$303.00 |
| iii) 1 st Avenue Gate Controls (#128213) | \$1,132.49 |
| iv) 4 th Avenue Sewer Rehabilitation (#128263) | \$776.25 |
| v) Misc. Engineering – Flood Protection System & IRL (#128462) | \$2,942.75 |
| vi) Coral Ridge Avenue Phase 2 (#128438) | \$104,283.14 |
| vii) 1 st Avenue Improvements Design – 6 th St. to 9 th St. (#128463) | \$8,747.85 |
| viii) IRL E. 2 nd Avenue Utility Improvements 2019 (#128461) | \$993.50 |
| ix) IRL Sanitary Sewer & Grading Project 2017 (#128465) | \$1,218.25 |
| x) IRL Public Infrastructure Improvements, 2 nd Ave. 2018 (#128464) | \$34,132.00 |
| xi) I-80/First Ave. Interchange – Final Design Phase I (#128581) | \$6,665.99 |
- p) Approve payment to **Terracon Consultants, Inc.** for:

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| i) AAA Mechanical Site, 832 Quarry Road Phase I ESA (#TC39139) | \$3,017.50 |
| ii) Wastewater Treatment Plant Improvements (#TC44900) | \$324.00 |
| iii) Wastewater Treatment Plant Improvements (#TC44490) | \$6,518.00 |
- q) Approve payment to **Veenstra & Kimm, Inc.** for:

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| i) Sanitary Sewer Flow Metering & Modeling 2019 (#4) | \$9,212.60 |
| ii) Hwy 6 & I-80 Water Main Relocation (#7) | \$1,505.70 |
| iii) Wastewater Treatment Plant Improvements 2017 – Resident (#14) | \$19,474.78 |

- iv) Wastewater Treatment Plant Improvements 2017 – General (#16) \$10,800.00
- r) Approve payment to **Peterson Contractors, Inc.** for Stockpile Removal at WWTP (#J7738-4): \$63,441.91.
- s) Approve payment to **EcoAnalysts, Inc.** for monitoring of relocated mussels and construction area (#18-019-1): \$16,807.00.
- t) Approve payment to **Impact7G** for Iowa River Floodwall Wetland Mitigation, Construction, Monitoring, Planting & Maintenance (#14788): \$1,055.00.
- u) Approve payment to **Walker Consultants** for Parking Garage Master Plan (#21455300001): \$11,758.00.
- v) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel and Conference Center to replace hot water pump impeller (P.O. #04182019ENG) \$3,075.00.
- w) Approve payment to **Covanta Environmental Solutions – Cedar Rapids** for Hawkeye Ready Mix lot minus credit (CM21211 & CI51142): \$191.63.
- x) Approve Change Order #6: +\$19,741.06; and Pay Application #14: \$2,730,742.57; to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements 2017.
- y) Approve attendance of Sherri Proud to the NRPA National Conference in Baltimore, MD from September 22-26, 2019: \$2,542.75.
- z) Approve the March 2019, April 2019 and May 2019 Treasurer Reports.
- aa) Approve Bill List for September 10, 2019.

14. City Engineer Road Reconstruction Report.

15. City Administrator's report.

16. Mayor's report.

17. City Attorney's report.

18. Committee and Councilmember's report.

19. Motion to adjourn.

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

1. Status Report on Property Assessments ~ Johnson County Assessor Tom Van Buer
2. Parks & Recreation Department Report ~ Sherri Proud
3. City Administrator's time.