

AGENDA

6:30 PM

November 12, 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, November 12, 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. **Approve agenda.**
4. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
5. **Mayor to proclaim November 2019 as “National American Heritage Month;” November 16 – 24, 2019 as “National Hunger and Homelessness Awareness Week” and November 10 – 16, 2019 as “Food Rescue Awareness Week.”**
6. **THE BLUFFS AT BROWN DEER ~ PUBLIC HEARING**
 - a) Building Department Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on amending the Land Use of The Bluffs at Brown Deer from Parks/Public Use, to Medium Density Residential Land Use.
 - d) **ORDINANCE NO. 2019-1014** An ordinance amending the Coralville Community Plan to reflect certain property generally known as The Bluffs at Brown Deer, Coralville, Iowa to be designated as Medium Density Residential Use in place of Parks/Public Use, for **1st consideration**.

Note: This will change the land use to Medium Density Residential Use for a 6.55-acre lot north of the Country Club Drive and west of 1st Avenue.

7. AMENDMENT TO CHAPTER 22 – LIBRARY BOARD OF TRUSTEES

- a) **ORDINANCE NO. 2019-1015** An ordinance amending Chapter 22 of the Code of Ordinances of the City of Coralville (2011), as previously amended regarding the Library Board of Trustees, for **1st consideration**.

Note: This amends Chapter 22 of the Coralville Code of Ordinances to include a representative of Johnson County on the Library Board of Trustees which has been in practice since approved by a ballot measure in 2005.

8. IOWA RIVER LANDING TEMPORARY PARKING LOT

- a) Consider **resolution** approving a Professional Services Agreement with Shive-Hattery, Inc. for IRL Temporary Parking Lot – Lot 3, Iowa River Landing, Part Nine.

Note: This agreement is for the construction of a temporary parking lot for the Staybridge Hotel attached to the Xstream Arena/Green State Fieldhouse immediately south of the hotel and east of E. 2nd Avenue and it is not to exceed \$33,000.00.

9. IOWA RIVER TRAIL – ROCKY SHORE DRIVE TO CLEAR CREEK PROJECT

- a) Consider **resolution** approving an Engineering Services Agreement with Shoemaker & Haaland Professional Engineers for the Iowa River Trail – Rocky Shore Drive to Clear Creek Project.

Note: This agreement is for design and construction administration services for the trail along the Iowa River between Rocky Shore Drive and Clear Creek for not to exceed \$91,700.00.

10. E. 9TH STREET ROUNDABOUT

- a) Consider **resolution** approving a Construction Period Services Agreement with RDG Planning & Design for the E. 9th Street Roundabout.

Note: This agreement will allow RDG Planning & Design, who helped design the roundabout, to coordinate with the City & HR Green, Inc. in the construction phase of the project and this agreement is not to exceed \$12,350.00.

11. TOWN CENTER ACCESS RELOCATION PROJECT

- a) Consider **resolution** of intent authorizing the acquisition of property interests for the Town Center Access Relocation Project.

Note: This resolution will allow the City to acquire property so it can move the access point on the public alley located north of West Bank to another location.

12. ANNEXATION

- a) Consider **resolution** setting a public hearing on the Annexation of City-owned Property.

Note: The Iowa Development Board now requires the City to sign an Application to annex its own property so the City has to restart the annexation process for 22 acres near Brown Deer Golf Club and 1st Avenue. The public hearing will be December 10, 2019.

13. LOT 4, IOWA RIVER LANDING, PART TWO

- a) Consider **resolution** of intent to dispose of an interest in real property and setting a date for hearing and a date for receipt of alternate proposals for Lot 4, Iowa River Landing, Part Two, Coralville, Iowa.

Note: The developer is proposing to construct a multi-story office building on said Lot 4, which is located north of the Iowa River Landing West Parking Facility. Alternate proposals are due at 10:00 AM on December 9, 2019 and the public hearing will be December 10, 2019.

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

- a) Approve minutes for the October 22, 2019 Coralville City Council Regular Meeting.
- b) Approve **New** Special Class C Liquor License with Sunday Sales for **Asian Taste Restaurant**: Eff. 10/29.
- c) Approve **New** 5 Day Class B Beer Permit for **Mellow Mushroom**: Eff. 12/06. (Curling event at Coral Ridge Mall Ice Rink)
- d) Approve **New** Special Class C Liquor License with Sunday Sales for **Asian Taste Restaurant**: Eff. 10/29/2019.
- e) Approve Class C Liquor License with Sunday Sales for **Iowa Beer Crafts and Drafts**: Eff. 11/15.

- f) Approve Class C Liquor License with Sunday Sales for **The Hawk Lounge**: Eff. 11/29.
- g) Approve Class E Liquor License with Carryout Beer & Wine and Sunday Sales for **Target Store T-1113**: Eff. 12/01.
- h) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Louie's Wine Dive Coralville, LLC**: Eff. 12/01.
- i) Approve payment to **Rich & Associates, Inc.** for IRL Parking Plan Update Arena Project and IRL Hourly Parking Consulting (#6883): \$13,900.00.
- j) Approve payment to **Bolton & Menk, Inc.** for the Oakhill Cemetery Sign Replacement:
 - i) Invoice #0239545 \$3,353.50
 - ii) Invoice #0237662 \$2,310.00
- k) Approve payment to **Greg's Lawn Service, Inc.** for Coral Ridge Avenue & Highway 6 replanting (#201201): \$12,290.00.
- l) Approve payment to **Trumbull Consulting** for reimbursement for:
 - i) Chicago ICSC (#06012146) \$1,136.38
 - ii) Lululemon expansion commission (#06012145) \$2,518.75
- m) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Wastewater Treatment Plant Improvements (#TC69801) \$2,350.00
 - ii) IRL Roadway Grading E. 2nd Ave. & E. 7th St. (#TC69091) \$871.00
- n) Approve payment to **DeLong Construction, Inc.** for:
 - i) IRL 2nd Ave. & 9th St. Interim Grading (#1782) \$21,107.48
 - ii) IRL Existing Stockpile Relocation (#1781) \$67,725.00
- o) Approve payment to **Freeman Construction, Inc.** for Hawkeye Ready Mix Demolition Phase 1 (#232641): \$47,130.75.
- p) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel and Conference Center FF&E Invoice to replace basin heaters in both cooling towers (P.O. #07112019ENG): \$2,695.00.
- q) Approve payment to **Avendra Replenishment, LLC** for Coralville Marriott Hotel and Conference Center FF&E Invoice for mattresses and box springs (P.O. #09102019ROOMS) \$1,837.50.
- r) Approve payment to **Alpha Landscapes** for IRL Landscape Improvements Phase 3 (#1112): \$26,800.00. (Reimburse City from IRL CAM fees.)
- s) Approve payment to **Iowa City UNESCO City of Literature** for FY 2019-2020 Partnership Dues (\$10,000.00) and Paul Engle Prize Partnership (\$15,000.00) (11/4/2019): \$25,000.00.
- t) Approve payment to **Neumiller Electric Inc.** for Quarry Road lighting cabinet power relocate (#2577): \$5,200.00.
- u) Approve Pay Estimate #12 to **Iowa Bridge & Culvert, L.C.** for Clear Creek Trail Phases 6 & 7: \$140,130.09.
- v) Approve Change Order #1: +\$1,870.00; and Pay Estimate #1: \$220,413.11; to **All American Concrete, Inc.** for Iowa River Landing Public Improvements 2019 – E. 9th Street.
- w) Approve Pay Application #16 to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements: \$2,162,066.57.
- x) Approve Pay Estimate #3 to **Iowa Bridge & Culvert, L.C.** for Coral Ridge Avenue Phase 1 Wall #4 Repair: \$67,412.48.
- y) Approve Pay Estimate #16 to **Langman Construction** for 1st Avenue Improvements – 6th Street to 9th Street: \$8,406.61.
- z) Approve proposal and payment to **Hawkeye Weld & Repair** for Coral Ridge Avenue trail railing: \$14,480.00.
- aa) Approve and ratify a 28E Agreement with the **Iowa Alcoholic Beverages Division** for Tobacco Enforcement.
- bb) Approve Mayor's recommendation to appoint Minda Hamann to the Coralville Hospitality Commission ("CHC") to fill the term of Karen Butler ending in 2020.
- cc) Approve attendance of Kelly Hayworth to the 2019 National Brownfields Training in Los Angeles, CA from December 9-13, 2019: \$2,104.59.
- dd) Approve Bill List for November 12, 2019.

15. City Administrator's report.

16. Mayor's report.

17. City Attorney's report.

18. Committee and Councilmember's report.

19. 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 and 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.

20. Council reconvenes.

21. Motion to adjourn.

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

1. Introduction of the Xstream Arena Management Team.
2. Coralville Marriott Hotel & Conference Center Discussion.
3. City Administrator's time.