

AGENDA

6:30 PM

November 26, 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 26, 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. **REDHAWK SUBDIVISION ~ PUBLIC HEARING**
 - a) Building Department Report.
 - b) Planning & Zoning Commission Report.
 - c) Public hearing on the PUD-B Site Plan for Redhawk Subdivision.
 - d) Consider **resolution** approving the Amended Preliminary Plat for Redhawk Subdivision, Coralville, Iowa.
 - e) Consider **resolution** approving the PUD-B Site Plan for Redhawk Subdivision, Coralville, Iowa.

Note: This is for a residential development located west of Coral Ridge Avenue and north of the Iowa Medical Classification Center consisting of nine multi-unit apartment buildings and one clubhouse structure.

6. LOT 7, CORAL RIDGE COMMERCE PARK PHASE SEVEN

- a) Building Department Report.
- b) Planning & Zoning Commission Report.
- c) Consider **resolution** approving the Final Plat for Lot 7, Coral Ridge Commerce Park Phase Seven, Coralville, Iowa.

Note: This final plat is for a commercial lot for future development located two lots south of Wheaton Road and west of Crosspark Road.

7. THE BLUFFS AT BROWN DEER

- a) **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 **2nd 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.

8. AMENDMENT TO CHAPTER 22 – LIBRARY BOARD OF TRUSTEES

- a) **ORDINANCE NO. 2019-1015** An ordinance amending Chapter 22.03 of the Code of Ordinances of the City of Coralville (2011), as previously amended, which allows the

appointment of a resident of unincorporated Johnson County to be a member of the Library Board of Trustees, for **2nd consideration**.

- b) Consider **motion** to collapse the second and third readings of Ordinance No. 2019-1015.
- c) **ORDINANCE NO. 2019-1015** An ordinance amending Chapter 22.03 of the Code of Ordinances of the City of Coralville (2011), as previously amended, which allows the appointment of a resident of unincorporated Johnson County to be a member of the Library Board of Trustees, for **3rd and final 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.

9. WORKFORCE HOUSING TAX CREDIT

- a) Consider **resolution** of support for a change to the Application of Riverview Plaza Investments, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same.

Note: This is for the 4-story mixed use building with underground parking at 570 1st Avenue, which has increased the number of residential units from 39 to 51 since filing the original application.

10. DRUG AND ALCOHOL POLICY CHANGES

- a) Consider **resolution** approving revisions to the City's Drug and Alcohol Policy.

Note: This revises the City's Drug and Alcohol Policy in accordance with Department of Transportation mandated amendments.

11. ANNUAL URBAN RENEWAL REPORT

- a) **Motion** approving and accepting the Annual Urban Renewal Report, Fiscal Year 2019.

Note: The City Council is required by HF2640 to formally approve by motion the filing of an Annual Urban Renewal Report with the Iowa Department of Management.

12. FINANCING

- a) Consider **resolution** appropriating payment of certain annual appropriation debt service instruments and directing the Finance Officer to certify tax increment financing debt to the Johnson County Auditor.

Note: The City Council is required to determine whether it will appropriate funds for bond payment by December 1st of each year.

13. INTERFUND TIF LOANS

- a) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

Note: This is a \$75,000.00 advance for financing projects from the Oakdale Urban Renewal Area Tax Increment Revenue Fund.

- b) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

Note: This is a \$150,000.00 advance for financing projects from the 12th Avenue Urban Renewal Area Tax Increment Revenue Fund.

14. BISCUIT CREEK RESTORATION PROJECT

- a) Consider **resolution** approving an Engineering Services Agreement with Emmons & Oliver Resources for the Biscuit Creek Restoration Project.

Note: This agreement is for engineering services to assist the City in investigating restoration and flooding issues along Biscuit Creek and identifying related future projects. This agreement is not to exceed \$31,400.00.

15. LEASE AMENDMENT

- a) Consider **resolution** approving an Exercise to Option and Amendment to Lease Agreement with WSTS, LLC (d/b/a Winestyles).

Note: Winestyles wants to exercised its option to extend their lease until January 31, 2025 and they will add 846 square feet to their leasable area.

16. AMENDMENT TO DEVELOPMENT AGREEMENT

- a) Consider **resolution** approving the Second Amendment to the Development Agreement with Latitude at Iowa River Landing, LLC.

Note: This Amendment sets dates for the completion of various unfinished items both inside and outside the building on the southeast corner of 1st Avenue and E. 7th Street (Latitude Project).

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

- a) Approve minutes for the November 12, 2019 Coralville City Council Regular Meeting.
- b) Approve Special Class C Liquor License with Sunday Sales for **Huhot Mongolian Grill**: Eff. 12/15.
- c) Approve Class E Liquor License with Fills and Sells Growlers and Sunday Sales for **Kum & Go #201**: Eff. 12/15.
- d) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Watts Group** to release escrow for IRL Building D (10/08/19): \$4,000.00.
- e) Approve payment to **Compass Minerals** for Street Department road salt (#520202): \$22,473.88.
- f) Approve payment to **MacQueen Equipment** for a used 2012 Falcon 4 Ton Hot Patcher Trailer (#01E00333): \$13,500.00.
- g) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Sanitary Sewer Flow Metering & Modeling 2019 (#7) \$1,636.97
 - ii) Highway 6 & I-80 Water Main Relocation (#9) \$56.08
 - iii) Wastewater Treatment Plant Improvements 2017 – Resident (#17) \$14,297.90
 - iv) Wastewater Treatment Plant Improvements 2017 – General (#19) \$21,600.00
- h) Approve payment to **HR Green, Inc.** for:
 - i) 4th Avenue Sewer Rehabilitation (#130595) \$2,278.50
 - ii) Misc. Engineering – IRL (#130588) \$1,090.70
 - iii) IRL Sanitary & Grading Project 2017 (#130575) \$142.92
 - iv) IRL Public Improvements – 2nd Avenue 2018 (#130576) \$19,245.91
 - v) 1st Avenue Gate Controls (#130346) \$2,110.77
- i) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Wastewater Treatment Plant Improvements (#TC80534) \$5,244.00
 - ii) IRL Roadway Grading Project E. 2nd Ave. & E. 7th St. (#TC83419) \$779.00

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| iii) | CenturyLink LSI 802 Quarry Road (#TC80825) | \$2,113.16 |
| iv) | CenturyLink LSI 802 Quarry Road (#TC40585) | \$3,370.00 |
| v) | 1 st Avenue Reconstruction Project 2017 (#TC55637) | \$851.00 |
| vi) | Brownfields Assessment Grant (#TC83928) | \$1,369.76 |
- j) Approve payment to **Shive-Hattery, Inc.** for Latitude Housing Project Expert Witness (#219180-1): \$10,245.22.
 - k) Approve payment to **Creative Software Services, Inc.** for Brownfields Consulting Services (#18951): \$935.00.
 - l) Approve payment to **Impact7G** for Iowa River Wall Wetland Mitigation Construction Monitoring, Planting & Maintenance (#15487): \$362.05.
 - m) Approve payment to **EOR Iowa LLC** for Biscuit Creek Stormwater Design Reviews (#19-959-002): \$364.00.
 - n) Approve attendance of Dan Holderness to the 2019 National Brownfields Training in Los Angeles, CA from December 9-13, 2019: \$2,052.00.
 - o) Approve attendance of Hannah Neel to the 2019 National Brownfields Training in Los Angeles, CA from December 9-13, 2019: \$1,862.00.
 - p) Approve Bill List for November 26, 2019.

18. City Administrator's report.

19. Mayor's report.

20. City Attorney's report.

21. Committee and Councilmember's report.

22. 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.

23. Council Reconvenes.

24. Motion to adjourn.

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

1. December Planning & Zoning Submittals ~ Jim Kessler
2. Parking & Transit Department Report ~ Vicky Robrock
3. City Administrator's time.