

## AGENDA <AMENDED>

6:30 PM

January 27, 2025

A **Regular Meeting** of the City Council of the City of Coralville, Johnson County, IA will be held Tuesday, January 27, 2025, at 6:30 PM in the Council Chambers at City Hall, 1512 7<sup>th</sup> Street. This meeting will be live streamed Tuesday, January 27, 2025, at 6:30 PM and rebroadcast on Mediacom 118-8 and on-demand at [www.coralville.org/coralvision](http://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 7<sup>th</sup> Street, Coralville, Iowa or by email at [tjohnson@coralville.org](mailto:tjohnson@coralville.org) no later than 5:00 PM, Tuesday, January 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](mailto:tjohnson@coralville.org) at least two business days prior to the meeting.

1. **Call to order.**
2. **Swear in Laurie Goodrich as Mayor and Mike Knudson, Hai Huynh and Katie Freeman as City Council.**
3. **Roll call.**
4. **Approve agenda.**
5. **Mayor to proclaim February 1, 2026 as "World Hijab Day."**
6. **Community comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.).
7. **Update on upcoming sports events and conventions in Coralville. ~ Josh Schamberger**
8. **LUCKY PETE SUBDIVISION ~ PUBLIC HEARING**
  - a) Community Development Department Report.
  - b) Planning & Zoning Commission Report.
  - c) Public hearing on rezoning the Lucky Pete Subdivision from C-2, Arterial Commercial District, to C-PUD 1, Commercial Planned Unit Development One District and the PUD-A Site Plan.
  - d) Consider **ORDINANCE NO. 2026-1002** 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 Lucky Pete Subdivision from C-2, Arterial Commercial District, to C-PUD 1, Commercial Planned Unit Development One District, for **1<sup>st</sup> consideration**.

**Note:** This is for a multi-phased 15.38-acre commercial use campus west of Lowe's between 2<sup>nd</sup> Street and Interstate 80. There will be five buildings which include a 40,000 sq. ft. eSports arena and event center; a 2,000 sq. ft. storage building; two 11,375 sq. ft. buildings that will be half retail and half restaurants; and a 8,750 sq. ft. building that will be half retail and half restaurants. This development will have the required 467 parking stalls for the proposed uses.

## **9. FOREVERGREEN HEIGHTS PHASE 3, PART 2**

- a) Consider **resolution** accepting Public Improvements constructed in Forevergreen Heights Phase 3, Part 2, Coralville, Iowa.

**Note:** This resolution accepts the public improvements for Forevergreen Heights Phase 3, Part 2 and releases the subdivision from liens for those public improvements excluding the sidewalks pursuant to the Subdivider's Agreement.

## **10. HEARTLAND DRIVE AND COMMERCE DRIVE ROUNDABOUT**

- a) Consider **resolution** setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Heartland Drive and Commerce Drive Roundabout.

**Note:** This project will construct a single-lane roundabout at the intersection of Heartland Drive and Commerce Drive. The public hearing will be February 10, 2026.

## **11. RECREATION AND AQUATIC CENTER PROJECT**

- a) Consider **resolution** approving an Agreement with Neumann Monson Architects for concept design services for the renovations to the Coralville Recreation and Aquatic Center.

**Note:** The city used a quality-based selection process to choose Neumann Monson Architects to provide architectural and design services for the Recreation and Aquatic Center Project. This agreement is not to exceed fee of \$4,650,000.00 and reimbursable expenses are not to exceed \$44,500.00.

- b) Consider **resolution** approving a Proposal for Geotechnical Evaluation with Braun Intertec Corporation for the new Recreation and Aquatic Center Project.

**Note:** This geotechnical evaluation will characterize subsurface geological conditions, evaluate their impact on the project and provide geotechnical recommendations for the design and construction of building foundations, slabs and pavements for not to exceed \$17,971.00.

- c) Consider **resolution** selecting the Construction Manager at-Risk for the Recreation and Aquatic Center Project.

**Note:** This resolution selects the Manager at-Risk after a committee of staff and stakeholders evaluated submissions and directs the City Administrator to negotiate a contract with them to provide construction management at-risk services for the Recreation and Aquatic Center Project.

## **12. IOWA RIVER LANDING**

- a) Consider **resolution** approving a First Amendment to License Agreement with Watts Group Rentals, LLC.

**Note:** This First Amendment extends the term of the License Agreement for three years ending December 31, 2028.

- b) Consider **resolution** approving a Construction Services Agreement with Wagner Construction Services, Inc. for the landlord improvements for 115, 117 and 120 E. 2<sup>nd</sup> Avenue.

**Note:** This is for landlord improvements and demolition services to facilitate the relocation of the existing lululemon store to 115, 117 and 120 E. 2<sup>nd</sup> Avenue.

- c) Consider **ORDINANCE NO. 2026-1001** an ordinance amending Chapter 69 of the Code of Ordinances of the City of Coralville, as previously amended, regarding parking regulations, for **1<sup>st</sup> consideration**.

**Note:** This ordinance adds language to the parking ordinance that allows for enforcement of 15-minute zones with proper signage on public streets. The immediate plan is to sign the 3 northernmost spaces on the west side of E. 2<sup>nd</sup> Avenue between E. 7<sup>th</sup> Street and E. 9<sup>th</sup> Street. Additional spaces could be added with appropriate signage for public streets.

### 13. LENGTH OF SERVICE AWARD PROGRAM (LOSAP)

- a) Consider **resolution** approving the adoption of the Iowa Length of Service Award Program.

**Note:** This will adopt the state's LOSAP guidelines for volunteer firefighter eligibility which is required for the city to be eligible for state matching funds up to \$500.00 per individual.

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

- a) Approve minutes for December 23, 2025, Coralville City Council Regular Meeting.
- b) Approve **new** Retail Permit for Cigarette/Tobacco/Nicotine/Vapor for **La Lupita 2**: 01/28/2026 – 06/30/2026.
- c) Approve **new** Class E Retail Alcohol License with the Living Quarters privilege for the **Chart Room Inc.**: Eff. 01/15.
- d) Approve Class C Retail Alcohol License with Outdoor Service for the **Vine Tavern & Eatery**: Eff. 2/14.
- e) Approve Class C Retail Alcohol License with Outdoor Service for **SpringHill Suites Coralville**: Eff. 2/16.
- f) Ratify payment to **Jordan Tiegs Designs (JTD)** for new Community Showcase Trailer Design (#0092): \$1,000.00.
- g) Ratify payment to **Grady's Graphics** for manufacture and installing vinyl wrap on both sides of Community Showcase Trailer (#11725): \$7,900.00.
- h) Ratify payment to **BerganKDV** for FY 2025 financial statements as per engagement letter and fees related to the Federal Single Audit for one program tested (#1273948): \$25,940.00.
- i) Ratify payment to **CHMWarnick, Inc.** for January 2026 Asset Management Fees related to the Hyatt Regency Coralville Hotel & Conference Center (#16865): \$16,438.51.
- j) Approve payment to **CIT Sewer Solutions** for FY 2024 Rehab Pay Application #1 (#7053): \$138,751.12.
- k) Approve payment to **Neumann Monson Architects** for Recreation & Aquatic Center (#2021.099-15): \$61,440.00.
- l) Approve payment to **Petroleum Services Company, LLC** for Diesel #1 Red for the Wastewater Treatment Plant (#22276): \$10,726.42.
- m) Approve payment to **GE Vernova Electrification Software, LLC** for the Wastewater Department (#17001100082146): \$12,022.64.
- n) Approve payment to **Trumbull Consulting** for the Evereve Renewal commission and lululemon 50% commission for signing (#06012185): \$36,135.25.
- o) Approve payment to **Ascendance Truck Centers** for Showcase Repairs (#RA351000953): \$22,599.00.
- p) Approve payment to **Randy Wessling Construction** for repairs to the Brown Deer Clubhouse (#2504): \$20,974.52.
- q) Approve payment to **Compass Minerals America, Inc.** for Hwy Deicing Rock Salt LA for the Streets Department (#1590845): \$13,246.35
- r) Approve payment to **Control Installations** for the HVAC Controls Upgrade 2025 Phase 1 (#173418): \$30,000.00.

- s) Approve payment of Iowa River Landing Invoice as approved by Dorland Real Estate Group, LLC to **Pappageorge Haymes Partners** for IRL Master Planning, LOD's & CAD Service for November 2025 (#138274): \$533.75.
- t) Approve payment to **Sioux Sales Company** for Police Department Equipment (196971): \$13,490.00.
- u) Approve payment to **Terracon Consultants, Inc.** for CRANDIC Levee Evaluation (#TQ01175): \$14,160.00.
- v) Approve payment to **Corridor Energy Cooperative (formerly Linn County REC)** for installment of Well 16 electrical service (#2026008): \$8,400.00.
- w) Approve payment to **Stanley Consultants, Inc.** for advanced assistance for the Utility Resilience Project (#0265295): \$46.00.
- x) Approve payment to **Shive-Hattery, Inc.** for
  - i) Forevergreen Road Extension Phase 1 (#2250013840-2) \$18,251.20
  - ii) 5<sup>th</sup> Street Improvements (#1219270-31) \$2,740.00
  - iii) 5<sup>th</sup> Street Improvements – Testing (#2112301060-31) \$5341.70
- y) Approve payment to **Veenstra & Kimm, Inc.** for:
  - i) Sanitary Sewer Rehabilitation Construction Services (#283306-1) \$360.00
  - ii) Sanitary Sewer Rehabilitation -2023 Lining (#283287-7) \$782.50
  - iii) WWTP Biosolids Transfer Pump -Construction (#283305-1) \$188.00
  - iv) WTP Filter Media Replacement Construction Services (#283304-1) \$141.00
  - v) WTP Filter Media Replacement & Repairs 2025 (#283302-5) \$125.00
  - vi) Well 17 Preliminary Engineering (#283294-8) \$25,909.55
  - vii) Well 16 Improvements – Resident (#283292-10) \$14,293.00
  - viii) Well 16 Improvements – General (#283291-11) \$1,890.00
  - ix) Oakdale Blvd Force Main Improvements – General (#283282-18) \$5,250.00
  - x) WLU Central Trunk Sewer – Upper Reach Resident (#283274-20) \$5,430.02
  - xi) WWTP Transfer Pump Replacement (#283263-21) \$625.00
- z) Approve payment to **McClure Engineering** for Heartland Drive and Commerce Drive Roundabout:
  - i) Invoice #163687 \$13,402.50
  - ii) Invoice #164703 \$30,818.75
  - iii) Invoice #165301 \$13,381.25
- aa) Approve payment to **Turfmasters Lawn & Landscape, LLC** for Mowing the Oakdale Boulevard Extension 2023: \$461.10.
- bb) Approve payment to **The Northway Corporation** for Well 6 inspection, pump maintenance and chemical treatment (#17643): \$34,751.00.
- cc) Approve payment to **Americlean of Iowa, LLC** for the CCPA mold remediation project (#116448): \$37,154.48.
- dd) Approve payment to **Paragon Interiors** for Brown Deer Golf Club for aluminum stacking banquet chairs balance (#13344/CIC01): \$42,587.50.
- ee) Approve Pay Estimate #1 to **Wendler, Inc.** for WWTP Biosolids Transfer Pump & Repairs : \$2,958.50.
- ff) Approve Pay Estimate #1 to **Municipal Pipe Tool Co., LLC** for Sanitary Sewer Rehabilitation: \$28,071.99.
- gg) Approve five-year **Iowa Department of Transportation (IDOT)** Agreement for Maintenance and Repair of Primary Roads. (This agreement spells out the responsibilities of the IDOT and City for primary roads within the City limits from July 1, 2026 to June 30, 2031)
- hh) Approve a Proposal for Restoration Engineering for Replacement of South Stairs and Intermediate Landings for the Iowa River Landing West Ramp: \$49,800.00.
- ii) Approve a Proposal and payment of 50% of the Proposal Total for not to exceed \$12,065.00 from **A Tech** for emergency repairs to replace the ExacqVision NVR at the Intermodal: Total not to exceed \$24,130.00. ( The old NVR suffered a motherboard/processor failure and in unable to boot/function and effects the cameras at all parking facilities and the IRL south lot.)

- jj) Approve attendance of Rodney Courtney to K9 School AT Harrison, Michigan from May 3-29/2026: \$18,160.94.
- kk) Approve the November 2025 Treasurer's Report.
- ll) Approve Bill List for January 27, 2026.

**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. Fiscal Year 2027 Budget Discussion.
2. Discuss Electronic Meeting Participation Policy.
3. City Administrator's time.