

**PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF CORALVILLE,
JOHNSON COUNTY, IOWA SUBJECT TO THE APPROVAL BY THE CORALVILLE
CITY COUNCIL AT A SUBSEQUENT MEETING**

A Regular Meeting of the City Council of the City of Coralville, Johnson County, IA was held at City Hall, 1512 7th Street on Tuesday, January 9, 2018 with Mayor John A. Lundell presiding and was called to order at 6:30 P.M. Live and recorded webcasts of Coralville City Council Meetings are available online at www.coralville.org/coralvision.

The following Council Members were present: Foster, Gross, Gill, Dodds, Goodrich.

The following staff was present: City Attorney Kevin Olson; Asst. City Administrator Ellen Habel; City Engineer Dan Holderness; Director of Finance Tony Roetlin; Police Lieutenant William Clarahan; Telecommunications Assistant Katy Hoffer; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Goodrich to approve the agenda. Motion carried. Ayes: 5.

Votes are 5 Ayes for Motions, Resolutions and Ordinances unless otherwise noted.

City Attorney Kevin Olson swore in John A. Lundell as Mayor and Tom Gill, Laurie Goodrich and Meghann Foster as Councilpersons.

There were no citizen comments.

IOWA RIVER LANDING BUILDING D ~ PUBLIC HEARING

Mayor John A. Lundell declared this the time for a public hearing for proposal to enter into a General Obligation Urban Renewal Lease Purchase Agreement in a principal amount not to exceed \$4,500,000.00. There were no public or written comments.

RESOLUTION NO. 2018-1

Resolution taking additional action to enter into a Lease Purchase Agreement and providing for a Lease Purchase Agreement, a Trust Agreement, and related documents relating to the construction and operation of retail/commercial space in a mixed use facility in the Iowa River Landing, authorizing the issuance of and approving the sale of Certificates of Participation in connection with the Lease Purchase Agreement and related matters was introduced by Foster, seconded by Gill. Roll call vote, Ayes: Gross, Gill, Goodrich, Foster. Nays: Dodds. Resolution declared adopted.

RESOLUTION NO. 2018-2

Lundell noted this resolution corrects the name of the business applying for workforce tax credits for Iowa River Building D. Asst. City Administrator Ellen Habel noted this is not a new commitment of funds or new units of housing or a new developer.

Resolution of support of the Application of Watts Group IRL 3 LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

LOTS 1 & 2, and 3, CORALVILLE INDUSTRIAL PARK NO. 2

Ordinance No. 2018-1002 An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as a portion of Lot 1 & all of Lot 2, Coralville Industrial Park No. 2 Sixth Addition, from I-3, General Industrial District, to I-PUD 2, Industrial Planned Unit Development Two District, was introduced by Dodds, seconded by Goodrich for 2nd consideration. A roll call vote was taken. Motion carried.

RENTAL OCCUPANCY ORDINANCE

Ordinance No. 2018-1001 An Ordinance amending Chapter 145 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding Rental Housing Occupancy was introduced by Goodrich, seconded by Foster for 2nd consideration. A roll call vote was taken. Motion carried.

1ST AVENUE DUCT BANK PROJECT – 6TH STREET TO 9TH STREET

Motion by Gill, seconded by Gross approving Pay Estimate #6 Final to **K & W Electric, Inc.** for 1st Avenue Duct Bank Project– 6th Street to 9th Street: \$40,027.63. Motion carried.

After the resolution was read, City Attorney Kevin Olson noted they are finishing putting wires into the duct bank and the poles along 1st Avenue should be gone by the end of the month in anticipation of the road improvements project starting in the spring. The retainage due in 30 days is \$61,688.06.

RESOLUTION NO. 2018-3

Resolution accepting the 1st Avenue Duct Bank Project– 6th Street to 9th Street as completed was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

CORAL RIDGE AVENUE IMPROVEMENTS PROJECT – PHASE 2

City Engineer Dan Holderness reported 4 re-bids were received on January 4, 2018 and the low bid is from Peterson Contractors, Inc. for \$8,451,528.03. This is 13% below the engineer’s estimate and Staff recommends approval of the low bid. The award of the contract is subject to the concurrence of the Iowa Department of Transportation and the City of North Liberty, because both entities are providing money to the project and part of it is in North Liberty. Olson added the acceptance of bids and approval of contract will be next meeting along with a 28E Agreement with North Liberty. Habel apologized for the issue that caused the rebid and noted City staff has taken steps to make sure the issue never happens again. Habel thanked the companies who rebid.

1ST AVENUE IMPROVEMENTS PROJECT – 6TH STREET TO 9TH STREET

Lundell noted the public hearing will be January 23, 2018.

RESOLUTION NO. 2018-4

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for the 1st Avenue Improvements Project – 6th Street to 9th Street was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CLEAR CREEK TRAIL PHASES 6 & 7

It was noted the public hearing will be January 23, 2018.

RESOLUTION NO. 2018-5

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Clear Creek Trail Phases 6 & 7 was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

MOTION BY GILL TO APPROVE CONSENT CALENDAR items a-I inclusive:

- a) Approve minutes for the December 26, 2017 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Mellow Mushroom**: Eff. 02/02.

- c) Approve payment of Iowa River Landing Development Invoice as approved by OliverMcMillan, Inc. to **River Landing Restaurant Company, L.L.C.** for 2nd Half of Tenant Allowance (12/26/2017): \$146,200.00.
- d) Approve payment to **EarthView Environmental, Inc.** for Clear Creek Trail Phase 5A Wetland Mitigation and Bat Habitat Monitoring Year 5 (#3): \$496.07.
- e) Approve payment to **Confluence** for Youth Sports Complex Phase 2 (#15044): \$6,361.82.
- f) Approve payment to **Maxwell** for emergency main repairs for a water leak on 10th Avenue (#1): \$10,245.50.
- g) Approve payment to **Ferguson Waterworks #2516** for water meters (#0270817): \$28,500.00.
- h) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Storm Water Pump Station Mods 1st St. and 2nd Ave. (#T999277) \$733.50
 - ii) 115 E. 7th Street Groundwater Monitoring (#T995588) \$2,210.00
- i) Approve payment to **Shive-Hattery, Inc.** for Iowa Arena Facility (#1163810-6): \$1,426.50.
- j) Approve payment to **HR Green, Inc.** for:
 - i) 1st Avenue Improvements Design 6th St. to 9th St. (#115863) \$24,822.60
 - ii) Coral Ridge Avenue Phase 2 Design (#115864) \$190,235.68
- k) Approve attendance of Florence Cox to the 2018 Tyler Connect Conference (New World ERP) in Boston, MA from 4/22-25/2018: \$2,624.60.
- l) Approve Bill List for January 9, 2018.

Seconded by Dodds. A roll call vote was taken. Motion carried.

Asst. City Administrator's Habel welcomed and congratulated Councilperson Meghann Foster and congratulated Mayor John A. Lundell and Councilpersons Tom Gill and Laurie Goodrich.

Mayor John A. Lundell congratulated Foster, Gill and Goodrich noting it is good to be working with a great team and great staff. Lundell reported the deadline for recycling Christmas Lights has been extended from January 7th to January 29th at Hy-Vee, Coralville City Hall and the Coralville Recreation Center.

City Attorney Kevin Olson noted City Attorney Don Diehl was under the weather but is expected to be at the next Council Meeting.

Councilperson Meghann Foster thanked everyone for the warm welcome, support and kindness. Foster is thrilled to be working on behalf of the citizens of Coralville and thanked her supporters and family. Foster reported she will participate in a reading of the Martin Luther King Jr. speech at the Coralville Public Library on Martin Luther King Jr. Day. The Library will have displays celebrating our community's diversity and historic artifacts from the civil rights movement. Foster encouraged everyone to participate in the many activities taking place to honor the life and legacy of Dr. Martin Luther King Jr.

Councilperson Mitch Gross welcomes Foster to the Council. Gross added the reading of Dr. Martin Luther King Jr.'s speech will be 5:00 P.M. on January 15th at the Library. Gross asked staff to investigate what other communities do from a holiday and activities standpoint to celebrate Martin Luther King Jr. Day, because he would like the City to do a little bit more in addition to reading King's speech.

Councilperson Tom Gill confirmed the City will have regular trash pickup the week of Martin Luther King Jr. Day.

Councilperson Jill Dodds congratulated the sworn in Mayor and Councilmembers. Dodds thanked everyone for their help and donations to the food pantry. Dodds wished her husband Jeff a Happy Birthday.

Councilperson Laurie Goodrich welcomed Foster and stated it is great to continue working with everyone. Goodrich encouraged everyone to attend WinterFest activities in the Iowa River Landing this Sunday from 1:00 P.M. to 4:00 P.M.

Lundell asked how much was collected on the food drive. Habel responded about 1,759 food items for the Coralville Community Food Pantry, 428 bus passes for the Valley View Shelter and \$3,033.00 in cash and checks.

Motion by Gross, seconded by Foster to adjourn at 7:50 P.M. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk